LIVING SOUTH

January 11 | Issue 207
livingsouth.greatbritishlife.co.uk

Health tips for the New Year

- Lust for life – the parkour generation
- Wellbeing is just a walk in the park
- Get a better night's sleep

OLD MASTERS, NEW CELEBRATIONS

Dulwich Picture Gallery heralds its bicentenary with a Big Bang

About a boy

Young actor Augustus Prew on growing up fast and tackling his grittiest role to date in south London biopic, The Kid

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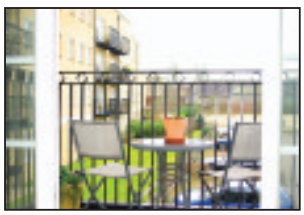

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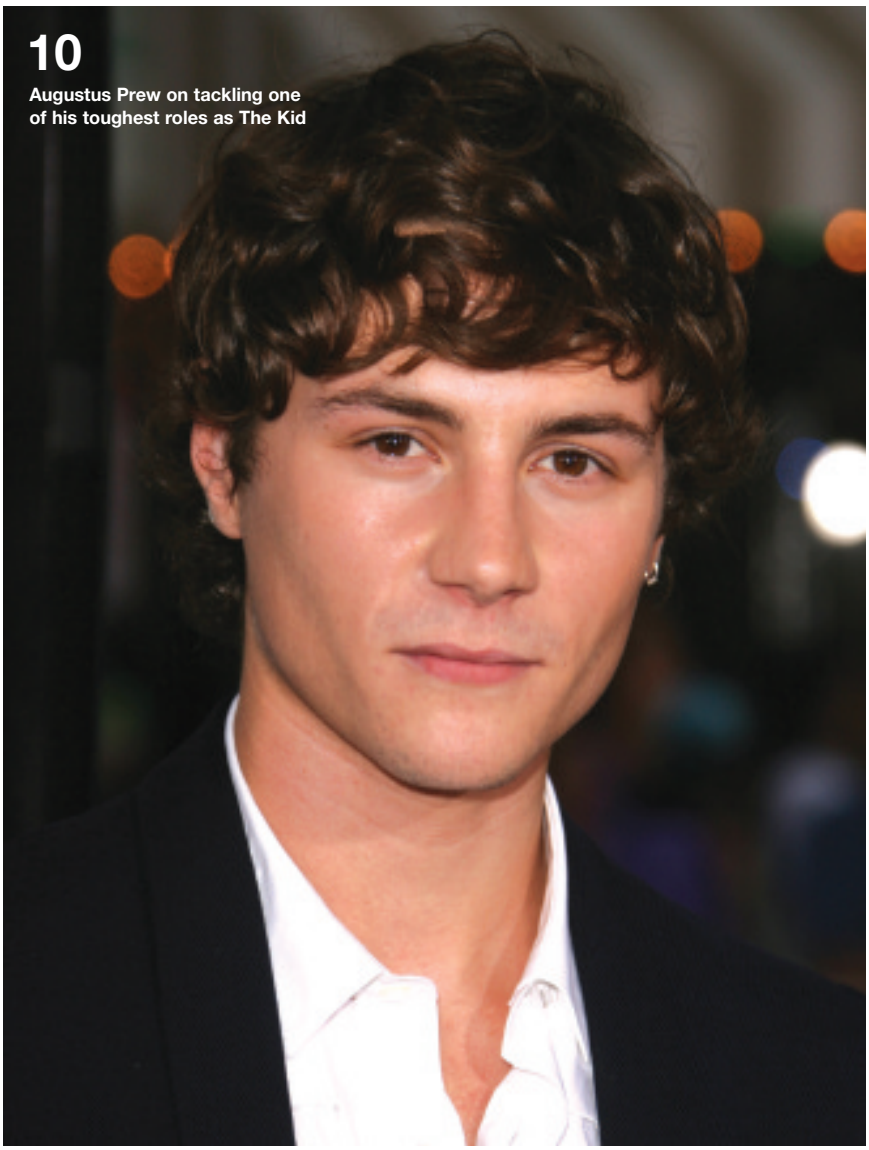

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ABOUT US

LIVING SOUTH

Avon House (5th Floor), Kensington Village
Avonmore Road W14 8TS; 020 7605 2200

Editorial

Group Editor Mark Kebble mark.kebble@archant.co.uk
Editor Victoria Purcell
Contributors Sean Bulson, Ian Dejardin, Shannon Denny, Jenny Eclair, Tony Hirving, Laura Holt, Helen Lederer, Ralph Lucas, Patrick Seeley, Keith Sheriff, Anne Thatcher

Advertising Sales

Publishing Director Sharon Kirby sharon.kirby@archant.co.uk
PA to Publishing Director Sean-Paul Roberts
Advertising Manager Lynsey Saker
Field Sales Executive Linda Ikwue
Head of Property Alexandra Hunter
Property Sales Executive Raj Sangha
Telesales Executives Alice Lander, Camellia Mester

Design & Production

Group Production Manager Lesa Melbourne lesa.melbourne@archant.co.uk
Production Manager Gordon Wallis **Copy Controller** Christine Mann
Editorial Design Stewart Hyde **Designers** Gary Fortune, Deepti Khanna, Igor Lavrenchuk, Zeenat Niazi, Tom Miller

Archant Life

Group Commercial Director Tim Thurston
Group Publishing Director Suzanne Heaven suzanne.heaven@archant.co.uk
Finance Director Ian Fish **Managing Director** Johnny Hustler

Print & Distribution

Printing Headley Brothers **Distribution** Regal

Enquiries

Customers Services londoncustomerservices@archant.co.uk
Subscriptions 020 7605 2206 **Advertising** 020 7978 3464
Editorial 020 7978 3486 **Switchboard** 020 7978 3499
Facsimile 020 7978 3498

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Victoria Purcell
victoria.purcell@archant.co.uk

Welcome, welcome 2011! One wonders what this year has in store for us? Only time will tell, but I do hope it's not another couple foot of snow, more talk of a double-dip recession and further spending cuts. I just couldn't bear it.

In fact, it's enough to make a girl want to **take a running jump… by which I refer to the relatively new phenomenon of freerunning**, or parkour, as they say *en Français*. It'll make a fabulous new hobby for the New Year, although it looks as if it may require something in the way of upper body strength which, for me, may be a struggle! Fortunately, the intrepid Shannon Denny, who has a little more in the way of muscle, has given it a whirl on our behalf. See page 22.

And we've got more New Year inspiration for you, from health and beauty tips to ideas for a healthier diet. You'll need the strength to keep up with the **bicentenary celebrations of one of our most precious assets this year – Dulwich Picture Gallery**. Yes, 2011 marks 200 years since Sir Francis Bourgeois bequeathed a collection of Old Masters fit for a King to Dulwich College. Find our Q&A with gallery director Ian Dejardin on page 54.

And finally, **Augustus Prew talks to us about taking on the role of a teenage Kevin Lewis in *The Kid***, a heart-wrenching tale of child abuse set in some of south London's most deprived areas. Lewis' biopic, based on his bestselling autobiography of the same name, shows us how, even when faced with dire adversity, any of us, through sheer determination, can make a success of our lives. It's macabre, but truly inspirational. Discover Lewis' story, and Prew's determination to execute the part accurately, on page 10.

From all here at Living South, a very Happy New Year.

Victoria

THIS MONTH'S COVER...
Photographer Sean Bulson captures our beloved Crystal Palace transmitter towering above the snow (www.seanbulson.net)

Launched in 1992, *Living South* is distributed free to selected households and businesses in Anerley, Brixton, Brockley, Camberwell, Crystal Palace, Dulwich, Forest Hill, Herne Hill, New Cross, Norwood, Peckham, Penge, Sydenham and Tulse Hill. For subscriptions, call Sean-Paul Roberts on 020 7605 2206. Visit us online at livingsouth.greatbritishlife.co.uk

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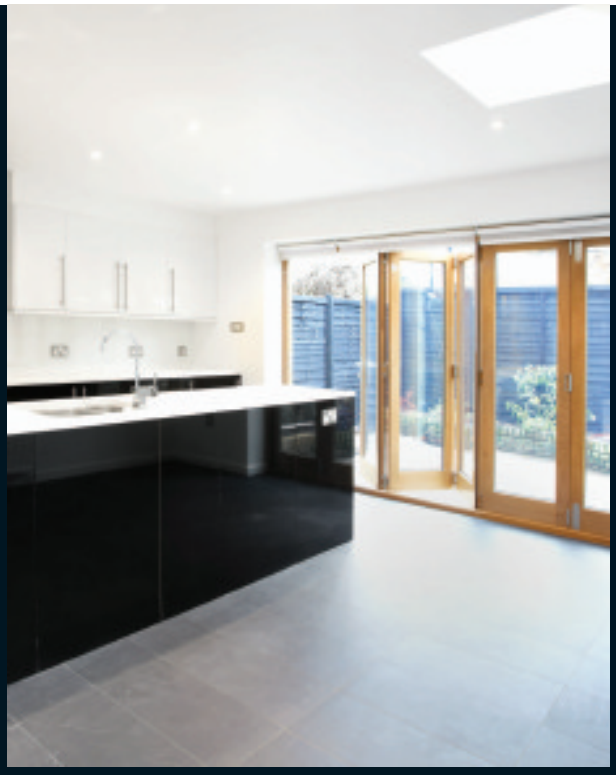

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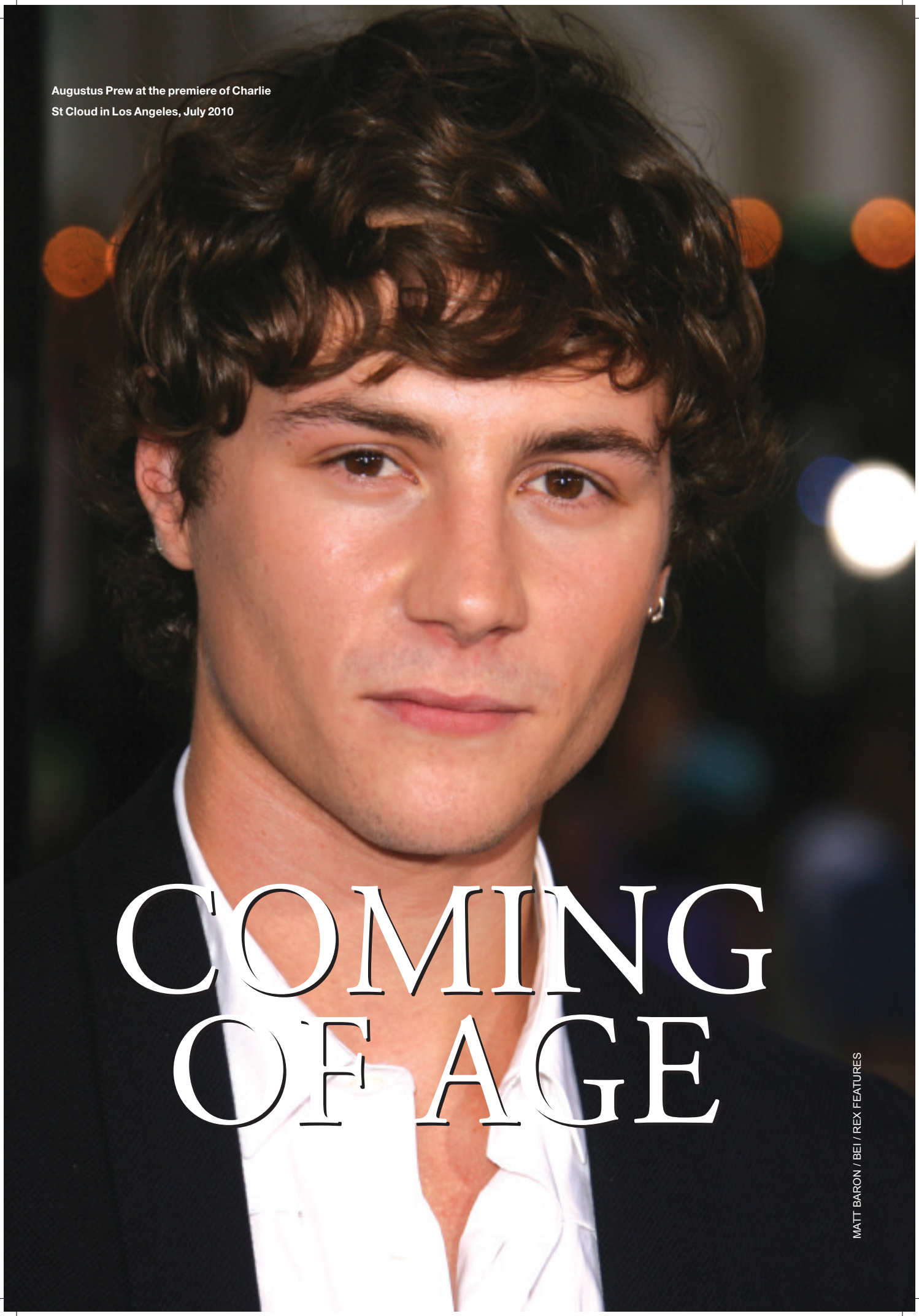


Augustus Prew at the premiere of Charlie St Cloud in Los Angeles, July 2010

COMING OF AGE

MATT BARON / BEI / REX FEATURES

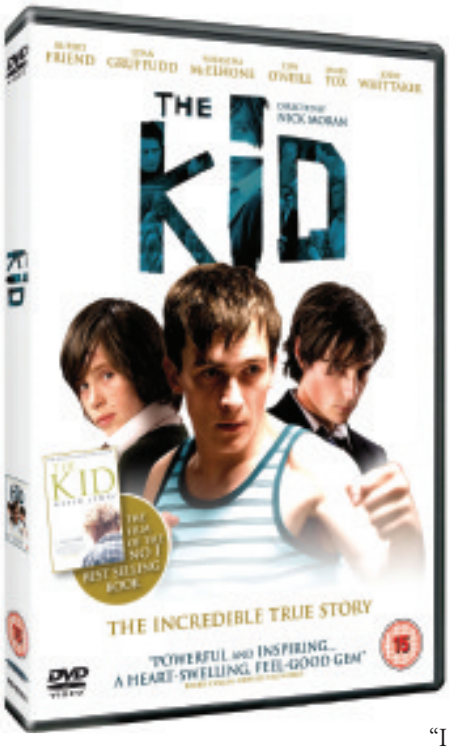
Young actor **AUGUSTUS PREW** on playing Kevin Lewis in The Kid, a gritty, true-life tale of child abuse set in south London. Words by Laura Holt and Victoria Purcell

Having a double premier on the eve of your 23rd birthday is not a normal occurrence for most young people. But impish actor Augustus Prew did just that, celebrating the release of Nick Moran's harrowing film *The Kid* in the same week that *Charlie St Cloud*, which stars teen heartthrob Zac Efron, came to UK screens.

Despite his starring roles in both – and the all the surrounding red carpet histrionics – Prew chose to mark his birthday rather unceremoniously at home in Shepherd's Bush with old friends, family and his girlfriend. Perhaps not how you would expect a young actor to celebrate their birthday? Surely Whisky Mist should feature somewhere in the equation?

Youth and childhood are themes that run very prominently throughout this interview. Launching into acting at the tender age of 13, after winning a role in *About A Boy* alongside Hugh Grant, one wonders if, with all this adolescent success, Prew feels he's relinquished some of his childhood?

"What, like Michael Jackson?" he jokes. "I definitely grew up faster – it's inevitable when you're working with adults. But I always think I gained from it. It sort of allowed me to be self-sufficient. I had my own money and never needed to ask my parents for help. I think they wanted me to become a lawyer or something with money. But they were really supportive. I had a lovely childhood," he says sweetly after a quiet moment of reflection. "I really did."



Not the case though for Prew's character in *The Kid*, released on DVD in early March. It's a biopic based on the heart-wrenching, internationally best-selling autobiography by Kevin Lewis, which recants the author's traumatic childhood of abuse, abandonment and neglect suffered at the hands of his parents. Pick up *The Kid* and I challenge you to remain dry-eyed by the end of chapter one. The book is so gripping, chilling and ultimately a true tale of triumph over adversity, that it soon became a bestseller on its initial release in 2003. Last September, the story hit the big screen in a Nick Moran film adaption starring William Finn Miller, Prew and Rupert Friend as young, teen and adult Lewis.

Born in Gipsy Hill near Crystal Palace, Lewis was beaten and starved by his parents, bullied at school and let down by social services. The family moved around south London, living in Norbury and New Addington, Croydon, as local councils and schools tried and failed to take the situation in hand.

"It's a weird thing about acting, I always find it easier to play roles that are very different from me," ventures Prew, "because then you can really submerge yourself. If something is an extension of you, I actually think it's harder to draw a line between yourself and the character."

Just as well, for Lewis endured years of abuse, as did his younger siblings, before it came to the attention of his teachers and he was admitted into the social care system. A slew of foster homes ensued, before a misguided care worker decided to return him to his parents, a woeful mistake that invited further abuse. Coming of age and finally escaping their clutches, Lewis became a bare-knuckle boxer, before being unwittingly coerced into the criminal underworld and eventually finding salvation through the love of a good woman.

Playing Lewis, a living person whose tale over a million people have already discovered through the book, must have presented certain challenges for Prew, Miller and Friend?

"I had help, and obviously I had the two autobiographies that are so explicit and so honest. You get a real sense of Kevin from them. We did quite a lot of work to get the character right – Rupert and I worked together on the voice and mannerisms and Kevin was generous enough to spend a lot of time with me.

"He has such a distinctive voice and way of moving. We spoke about his shoes, that they were always too small, how he was hungry all the time. So I thought 'ok, so I'm going to have to lose weight.' And I wore shoes that were the wrong size to make me walk differently. Nick [Moran] was very good with allowing me

Film stills from The Kid. Clockwise from top left: Augustus Prew as teenage Kevin Lewis with Ioan Gruffudd as teacher Colin Smith; Nick Moran on set; Jodie Whittaker as Lewis' love interest Jackie with Rupert Friend as adult Lewis; Rupert Friend as adult Lewis. Courtesy Revolver Entertainment.

to improvise a lot of the scenes loosely around the script. It was a wonderful challenge."

But it seems it was a role that Prew had to fight for: "*The Kid* was absolutely something I wanted to do. They were going to give it to another actor – a guy who looked a lot more like Rupert. So I took a picture of Rupert from *The Young Victoria* premier, wore the same suit as him, straightened my hair, put blue contacts in and got a photographer friend of mine to photograph me in the same poses. Then I showed them to Nick and said 'right, tell me I don't look like him'. And that's what won me the part."

And it's certainly a part that will stay with him: "I went to a state primary school, and a couple of the kids did come in with bruises. At the time I didn't think anything about it. Then after doing this movie, I thought 'Jesus, how many other people?'. It's just one of those things that we don't really talk about in society. But it's so prevalent, it's just unreal. It's scary."

The film, as you might expect, takes many a macabre turn and leaves us with a lot to think about. But Lewis' story, through his sheer grit and determination to make something of his life, does have a happy ending. In writing and releasing his two-part autobiography, Lewis seems to have exised his demons. Happily settled in Surrey with his wife and two children, not only did he go on to write the screenplay and co-produce the film, he has also carved out a name for himself in crime fiction.

"It was quite a cathartic process for him," says Prew of Lewis. "He's just an amazing, inspirational man." ●

The Kid

Chapter 1 – The Pink Tin House

I was born on 8 September 1970, so this is not a story from the 'bad old days', this all happened at a time when British society was priding itself on becoming enlightened. We had the welfare state and child-protection laws and an army of well-meaning people dedicated to making it a fair world for children born at the bottom of the heap. But still they couldn't save me from the fate that awaited me in my own home.

On my birth certificate it says we lived in Gipsy Hill, near Crystal Palace in south London, but I only remember living on 'The Horseshoe' – a curve of houses on King Henry's Drive in New Addington, near Croydon in Surrey – so we must have moved there when I was still too young to take in what was happening. It doesn't really matter where we were living because any house that our family occupied would soon have looked the same…

An extract from The Kid by Kevin Lewis, published by Penguin (£7.99) © KL Books Ltd 2003

The Kid is released on DVD on 7 March

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Jenny Eclair

Camberwell Beauty

Get me outta here!

OK, SO I HAVE BEEN a little economical with the truth of late. Last month I told you I was going away, but that I didn't know where. Liar, liar, pants on fire! I did know where I was going, I was going to Australia to do a television programme called *I'm a Celebrity* (ho-hum), *Get Me Out Of Here!*

The other thing I lied about was the weather, I said wherever I was heading was hot. It wasn't. It rained and rained and rained and rained – it rained more than Salford and Wales put together. It rained so much I came home with trench body! Seriously, I returned with a hideous rash and something the doctor referred to as 'moist lungs' – nice. Ok, just so that I can set the record straight and we can all move on, I'd like to grab this opportunity to answer some frequently asked questions:

Q: When did you know you were going?

A: The day before – which is why I wrote last month's column while throwing stuff into a case and trying to find my passport.

> "I might have to buy a badge that says, 'Please Don't Hug Me'"

Q: What did you really think of Gillian McKeith?

A: I think she's a ghastly woman and I feel sorry for her daughters.

Q: Would you do it again?

A: No, it was far, far tougher than I ever imagined any telly job could be.

Q: Are you glad you did it?

A: Now, that I'm home, yes!

Careers are funny things – you wait 30 years to get noticed, then you go into a 'jungle' (rainforest, actually), eat a kangaroo's anus and all of a sudden complete strangers are grabbing hold of you in the street.

I have to admit, it's all very nice – apart from the hugging. I might have to buy a badge that says, 'Please Don't Hug Me'. In real life, I only hug my very nearest and dearest. Truthfully. I have blood relatives I still shake by the hand. But apart from the over hugging, it's a joy to be back in the bosom of south London – seriously, I missed you! So let's start afresh, no more lies, and a Happy New Year to you all. ●

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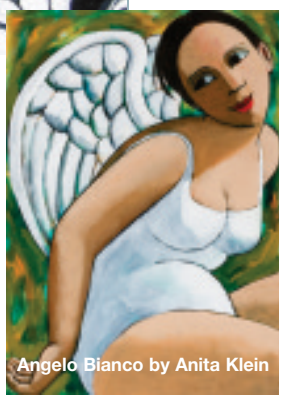
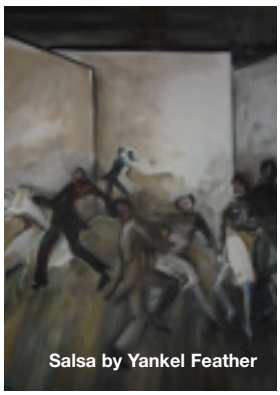


Angelo Bianco by Anita Klein



Salsa by Yankel Feather

CAMBERWELL

Until 13 January

Glimpses of Yankel is an exhibition of oil paintings by the late Yankel Feather (1920-2009) at GX Gallery. It leads the onlooker through the various periods of his work, from the early Mersey Beat days, to his moody Cornish seascapes. Yankel's work graces public and private collections including Liverpool Academy of Arts, David Bowie, Ringo Starr and the estate of Sir Terry Frost.

43 Denmark Hill SE5 8RS; 020 7703 8396

PECKHAM

14 Jan-26 March

Peckham Space's third exhibition, *Peckham Heroes* by Jessica Voorsanger, celebrates Peckham's historical and famous residents in a lively, innovative new artwork. The gallery will be transformed into a drop-in karaoke bar, dedicated to 10 personalities with a Peckham connection, from Rio Ferdinand to John Galliano. Celebrated artist Jessica Voorsanger will create a sociable space where you can relax and view the artwork or dress up and perform your hero's theme song.

University of the Arts London
89 Peckham High Street SE15 5RS
www.peckahmspace.com

VAUXHALL

2 February

Fringe Report 2010 award-winner Rosie Wilby presents *Femmes by the Thames* at RVT. Special guests include comedy songstress Helen Arney ('Rising star of 2010', *www.spoonfed.co.uk*), character comedy from Toni Green as Sadie Goldberg, and The Segue Sisters ('the funniest comic singers of their generation', *The List*). 8.30pm. £6.

372 Kennington Lane SE11 5HY; 020 7820 1222

CAMBERWELL

Until 23 January

Currently showing at the South London Gallery is the first UK exhibition by Dutch artist Manon de Boer. The exhibition combines her latest piece, *Dissonant 2010*, with those from recent years. Situated at the intersection of cinema and art film-making, de Boer's works explore the nature, impact and nuances of memory. Her technique combines a documentary approach with a subtle editing process and accute attention to sound.

65 Peckham Road SE5 8UH; 020 7703 6120
www.gxgallery.com

BOROUGH

4-29 January

Advanced Graphics London presents *Un Altro Mondo* by Anita Klein, new paintings and screen prints from 'another world'. Klein, a fellow and past president of the Royal Society of Painter Printmakers, has work in many private and public collections, including the Arts Council of Great Britain. Her distinctive figurative works capture life's simple pleasures through the eyes of voluptuous, wide-eyed women.

32 Long Lane SE1 4AY; 020 7407 2055

KENNINGTON OVAL

12-22 January

33% London is back for its fourth year at Oval House Theatre celebrating London's vibrant and diverse new generation of creative practitioners. The festival has been put together by those aged 16-25 and features theatre, film, dance and visual arts. Tuan Ly and Laura Watson have been awarded the 33% Bursary, which helps to stage full productions of talented young directors' work.

52-54 Kennington Oval SE11 5SW
020 7582 7680; www.ovalhouse.com

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quoting reference TGUIDE/Nov10

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Conversations by Janine Greenberg

Wish List

Living South rounds up four great New Year's resolutions

1 – Invest in original art...

Accomplished artist, art teacher and jewellery designer Janine Greenberg has received a number of awards for design, enamelling and engraving, including the Goldsmiths Craft & Design Council Gold Award for her enamel panels in January 2010. The themes of Janine's new wall panels, which resemble beautiful stained glass windows, are based both on her spiritual beliefs and everyday life. Variety and colourful flamboyance are central to her work, so why not brighten up your New Year with a bespoke commission?

Call Janine on 020 8386 3356 or 07930 536 418

or email jsxg@hotmail.com

2 – Furnish your home in style

If Father Christmas failed to deliver you anything original this year, head to Cartwright's on Church Road for a range of antiques, art, glassware, contemporary furnishings and fabulous general oddities. Don't miss the January sale, where you'll find a large selection of mirrors, Victorian and Georgian period furniture, lighting and pictures on sale. Go on, treat yourself! Open daily from 11am.

34 Church Road SE19 2ET

07796 955 735 / 020 8768 5370

3 – Open new doors

Bespoke door makers The London Door Company recently opened a new showroom in Penge. James Williamson runs the new showroom and, having been with the company for almost 10 years, prides himself on taking a hands-on approach to finding the right door for your home. The company is offering *Living South* readers a 10% discount on orders placed before 30 April – just mention *Living South* when booking an appointment.

67 High Street SE20 7HW

020 8634 4080

www.londondoor.co.uk

4 – Discover original fashion

Paraphernalia dress agency offers a completely different shopping experience to the high street. Shun generic fashion, and instead fill you wardrobe with new and nearly new designer clothes and accessories from brands such as Marni, Miu Miu, Gucci, Chanel, Prada and Jimmy Choo at around 75% off RRP. Pay a visit from 4 January when *Living South* readers can enjoy 10% off in the New Year sale – just mention this article.

365 Brockley Road SE4 2AG

020 8692 3545

www.paraphernalia-online.co.uk

THE FRESH FLOWER COMPANY

The Fresh Flower Company has over 10 years' experience providing London brides with stunning flowers for their wedding day. Whether you are having a small, intimate celebration or a more lavish wedding banquet, the attentive and professional team at The Fresh Flower Company can help capture the spirit of the occasion. They also provide candelabra, vases and urns for hire.

For a free consultation call 020 8693 6088, email studio@freshflower.co.uk or see www.freshflower.co.uk

Wedding belles

Local expertise to help you prepare for the big day

ROULLIER WHITE

Roullier White's Wedding & Civil Partnership Service is the perfect choice for couples who appreciate the finer things in life, with luxury goods including Egyptian cotton bedding, fine bone china and crystal glassware. You can even shop for wedding party gifts – what better than Creed's Fleurissimo, the fragrance commissioned by Prince Ranier for Grace Kelly to wear on their wedding day?

125 Lordship Lane SE22 8HU; 020 8693 5150 www.roullierwhite.com. On Twitter http://twitter.com/RoullierWhite

STRICTLY VINTAGE

For the perfect wedding breakfast, the perfect tea set. Strictly Vintage offers a stunning range of perfectly mismatched teaware for you to create your own beautiful vintage-themed wedding breakfast. Strictly Vintage can supply everything you need: dainty teacups, delicate plates, scrumptious cake stands and other delectable accessories. A strictly perfect thing to do on your perfect day.

Call 020 8299 1117, email contact@strictly-vintage.co.uk or see www.strictly-vintage.co.uk

ROSIE LEE

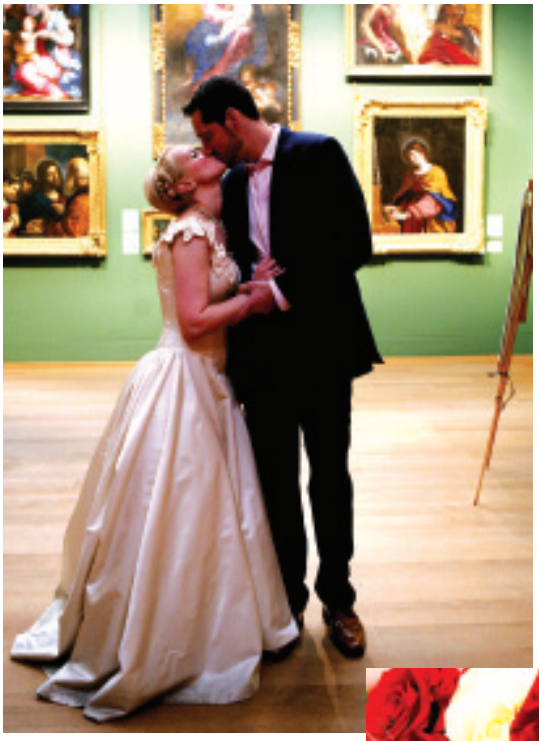
Rosie Lee is a freelance make-up and hair artist who thrives on making clients feel exceptional for special occasions. With five years' experience and five-star feedback from clients, her services include premium skincare and make-up that lasts the duration of the event. Rosie Lee will ensure you are entirely happy with your look.

For further details and information call 07734 649 714 email rosie@rosie-lee.com or see www.rosie-lee.com

THE OLD NUNS HEAD

The Old Nuns Head is the alternative wedding venue. For the month of August only the team is making the whole venue available to those that want to celebrate their special day in the pub! With a unique position on the green and period building, The Old Nuns Head presents a very flexible and cost-effective wedding venue in south east London.

To book your appointment contact Daniel on 020 7639 4007 or see www.theoldnunshead.co.uk



DULWICH PICTURE GALLERY

Indulge yourself in a stunning backdrop of Old Masters, including works by Rembrandt, Rubens, Canaletto and Gainsborough, and enjoy your civil ceremony or wedding celebrations tailored to your wishes. Dulwich Picture Gallery caters for a variety of events, from relaxed drinks receptions to large formal dinners. The breathtaking gallery, glass-fronted cloisters and stunning grounds create an unrivalled setting for your special day.

Gallery Road SE21 7AD; 020 8299 8713
events@dulwichpicturegallery.org.uk
www.dulwichpicturegallery.org.uk

HONOR OAK FLORIST

Let the friendly, experienced staff at Honor Oak Florist help you with your wedding flowers. Whatever your budget, and whether you want simple, modern, flamboyant or traditional flowers, the team can advise you and help to make your special day a fabulous day. Take along your ideas and Honor Oak Florist will turn them into reality. Free consultations and free local delivery.

64 Honor Oak Park
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020 8699 1909

SHOT BY THE SHERIFF PHOTOGRAPHY

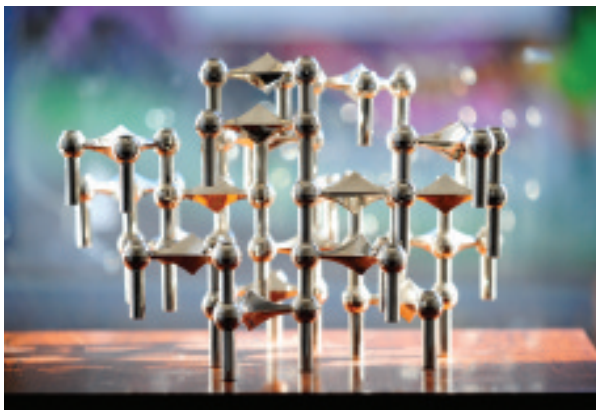
Keith and Nicky Sheriff offer a professional and polished wedding service. Their relaxed, reportage approach beautifully captures the moments of your special day. View their online wedding portfolio to see wonderful examples of their work. Shot By The Sheriff Photography is currently offering excellent 'local wedding' discounts to couples getting married in the Dulwich area.

Unit 4, The Old Stable House
between 53-55 North Cross Rd SE22 9ET
07973 504 522; 0800 03 777 03
weddings@shotbythesheriff.co.uk
www.shotbythesheriff.co.uk

ENERGIE FITNESS FOREST HILL

Energie Fitness Forest Hill, a friendly health and fitness club with state-of-the-art equipment, is just a few metres from the station and free-parking. The club offers a six-week programme for £79 with no joining fee and no contract. Other membership options are available. Enquire about a personal trainer so you look and feel your best on your wedding day.

26-28 London Road SE23 3HF; 020 8699 4848
www.energiefitnessclubs.com/foresthill



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38 Church Road SE19 2ET; 07958 487 654
www.idforlondon.com

© www.parkourgenerations.com

Hop to it

SHANNON DENNY has a spring in her step, and it's all down to the fresh phenomenon of freerunning

The life of the superhero does seem a bit appealing. The ability to leap over tall buildings in a single bound? Yes please. The opportunity to forego the morning commute in order to swing, swoop and spring through the urban jungle? Surely few Londoners would say no. Of course Superman, Spider-Man and their ilk are famously dogged by identity crises and obscure medical conditions, so maybe superheroism isn't all it's cracked up to be – which is why I'm glad I've encountered parkour.

Also known as freerunning, parkour takes bits of gymnastics, martial arts and rockclimbing, and mashes them up with whatever obstacle course life throws your way. Some days it's hard to cut a path through Waterloo or the Elephant & Castle for parkour enthusiasts, but rather than fight 'em, I've joined 'em, in a session with Parkour Generations, the capital's premier training outfit.

Dan Edwardes, one of the founders of Parkour Generations, is a foremost authority on freefunning. The discipline, he explains, is "not about re-appropriating the urban environment or anything like that." Its real emphasis is on "functional movement" – running, jumping and climbing – so it can take place anywhere, from a gym to the woodlands of France, where it originated two decades ago.

He and his colleagues teach indoor and outdoor classes throughout the week, drawing crowds of 80 people at some sessions. They also teach in almost 20 schools throughout London, including Archbishop Tenison School in Oval and London Nautical School in Lambeth. Sport England has challenged Parkour Generations to produce 500 qualified instructors by 2012, recognising that it offers a creative solution to fitness among young people. Freerunning is inherently noncompetive, has no equipment requirements, and provides a foundation applicable to any physical activity, fostering strength, agility and core stability.

Its biggest benefit though is that it's fun. Clad in grippy trainers, tracksuit bottoms, tee-shirts and wristbands, our class of 50 ranges from age nine to mid-40s. The two-hour class starts with 25 minutes of warm-up, which is a sweat-inducing affair featuring running in place, kicking, jumping and moves like dropping into a press-up then rolling over sideways before popping back up again. It's like a military drill set to the sounds of Eminem.

With each isometric exercise I discover a new screaming muscle

as it unhappily awakens from slumber – after a long, drawn-out squat, there's a position requiring the body to imitate a plank with one pair of opposite arms and legs held off the floor. "It should hurt," Dan calls helpfully before demanding a low press-up manoeuvre that's like the cobra pose from yoga on speed.

After some stretches, out comes equipment including mats, gymnastic horses, a balance beam and wooden A-frame structures. From these the instructors assemble five stations, we break up into smaller groups and spend the next hour flying from one station to the next. At one station all manner of gruelling abdominal exercises are occurring, while at another people of every size and shape attempt handstands and balancing. Jumping like a spring from a standing start onto pommel horses of various heights takes up one corner, and there are two stations, each featuring a whole collection of obstacles, over, under and around which we invent our own choreography. Occasionally when we switch from one station to the next, we're invited to celebrate with 1,000 press-ups.

After all this intense movement, a 25-minute cool-down follows, which provides an opportunity to not only catch the breath but to collect the thoughts, too. Parkour is about expression and freedom, and the practitioner's aim is to overcome any obstacle by adapting one's movements to the environment. These, I have to admit, are pretty handy skills to have around. For now Wonder Woman and Batman should probably consider their jobs safe, but with parkour exploding in London, they'd be wise to watch their backs. ●

Parkour Generations holds an indoor academy for all abilities on Mondays 7.30-9.30pm at Optimal Life Fitness Training Centre, 174-176 Hither Green Lane SE13 6QB (£6, first class free); outdoor classes for all levels meet at Elephant & Castle and Vauxhall (£10) but advance booking is required at www.parkourgenerations.com

Breaking up is hard to do

Sadly statistics show that the number of divorces soar after the Festive Season – no doubt there are many reasons but for those who have 'held on', the New Year is the time to "move on".

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Where do you start?

In any relationship breakdown it's important to understand the legal position as early as possible.

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Email: maw@vizardswyeth.com

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VEER ZARA

A Happy New Year from Veer Zara! Throughout January and February, Veer Zara is offering a free half pint of Cobra, glass of wine or soft drink with any meal. Offer excludes current special dining sittings – Sunday Buffet, Lunch Box and Wednesday Dinner Night.

44 Lordship Lane SE22 8HJ
020 8693 7584
020 8693 6558

New Year Bargains

Bag yourself a great deal in the January sales!

FAIRIES & FLOOZIES

January has come and the sales have started, so head down to Fairies & Floozies in East Dulwich, where they have all the season's latest trends, and get a new look for the New Year. Fairies & Floozies have up to 50% off bags and clothes in a sale lasting three weeks.

16 Melbourne Grove SE22 8QZ
020 8299 3939

BEAUTY PLUS

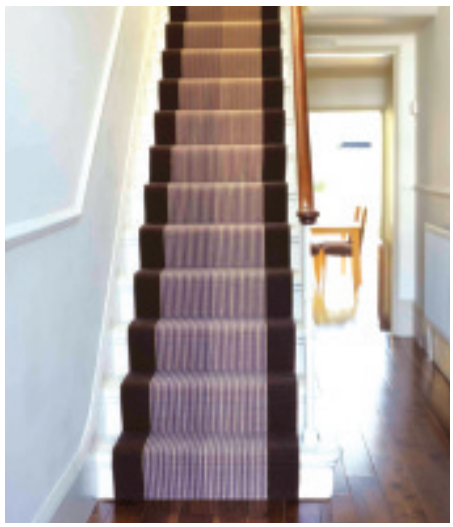
Dermologica deep cleansing facial and an express manicure for £55; free underarm or eyebrow shape with half-leg and basic bikini wax; book a deluxe crystal clear facial and receive a free file and polish or scalp massage; and finally, free scalp and shoulder massage with a back cleanse.

30 Forest Hill Road
SE22 0RR
020 8299 0030

DULWICH TANDOORI

Head down to Dulwich Tandoori in January. They are offering all *Living South* readers 20% off their takeaways or, if dining in, a complimentary glass of wine. Just mention *Living South* and enjoy one of the finest Indian cuisines in the area. Be sure to book a table if you are dining in over the weekend – it can be very busy.

54 Lordship Lane SE22 8HP; 020 8299 0192 / 020 8693 3012



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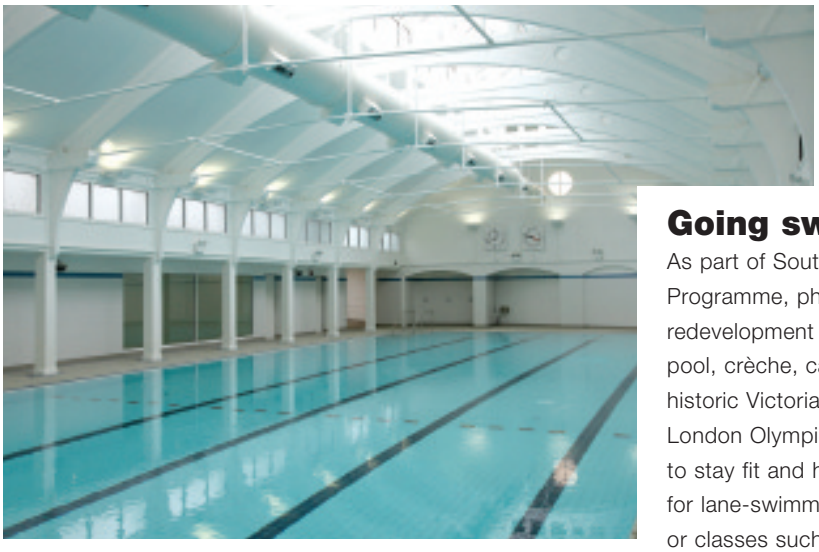

Top to Toe

Hints and tips for a swimmingly good start to the New Year

Going swimmingly

As part of Southwark Council's £12.3m Leisure Investment Programme, phase one of Dulwich Leisure Centre's redevelopment is now complete and the refurbished swimming pool, crèche, café and group exercise studio are open. The historic Victorian baths have been renovated ahead of the London Olympics in 2012 to encourage the local community to stay fit and healthy. Take to the four-lane, 25-metre pool for lane-swimming sessions, a splash about with the family, or classes such as aqua aerobics and Swim Fit. Phase two, a new gym with state-of-the-art equipment, opens in early 2011.

2b Crystal Palace Road SE22 9HB; 020 8693 1833
www.southwark-leisure.com

Hi, honey

Revive and restore are words most of us are happy to hear after the festive fallout, so treat your skin to Apicare's Restore Me Honey Nut Body Butter (£14.50) and Revive Me Lip Balm. The range, hailed as 'Honey Heroes' by the *Telegraph Magazine* contains UMF 16+ Active Manuka Honey, renowned for its antibacterial and healing properties.

Available online from www.simplymanuka.co.uk

Rosy glow

The party season can take its toll on the delicate skin on your face. Get back that rosy glow with Neil's Yard's organic radiance-boosting rose formula anti-oxidant facial mask and revitalising rose and mallow moisturiser duo (£12). Both are enhanced with damask rose oil, for a beautifully smooth, luminous complexion. The travel-sized duo is packaged with environmentally responsible card and veggie-based inks.

Available from Dulwich Trader,9-11 Croxted Road SE21 8SZ
020 8761 3457

Easy does it

The benefits of yoga are well documented, but turning yourself into a human knot is not for everyone. In a survey by US publication *Yoga Journal*, 6.1% of Americans said a doctor had recommended yoga to help with back pain, injuries, stress or insomnia. Chris Holt teaches gentle yoga at Yoga Point in Brixton, designed to increase mobility, build core strength and help free you from pain. The simple but effective postures are ideal for those approaching yoga for medical reasons or wanting to stay healthy and pain-free as they get older. £9 per class.

122 Dalberg Road SW2 1AP; 07866 801 177; www.yogawithchris.co.uk

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Take a walk!

The Vale Practice on the benefits of a simple walk in the park

A breath of fresh air – "People get into poor breathing habits as they get older," says Vale Practice osteopath Julia Finlay. "People may become 'upper rib breathers', where they use a lot of muscular effort to lift their upper chests, but don't use their diaphragms properly or expand their lower rib cage. This can contribute to abdominal problems like poor digestion, constipation and Irritable Bowel Syndrome, and contribute to feelings of stress and anxiety. It can even lead to hyperventilation and contribute to panic attacks."

Immune system boost – "Traditional Chinese medicine links healthy lung function to a strong immune system, among other things. Individuals who fall foul of frequent colds and viruses could be suffering from a lung imbalance," says Vale Practice acupuncturist Angelo D'Alberto. "Lungs get their vital force (qi) from the air we breathe, mix it with the qi our bodies take from food, then distribute it to the surface of our body – the mucus membranes and interior surfaces of our lungs. These surfaces are designed to protect us from viruses, bacteria and anything else trying to invade our bodies or attack our immune system."

Stress-buster – Emotional stress can also affect your lungs. "Grief and sadness are directly linked to the lungs," says Angelo. "When we suffer something sad, our body's natural reaction is to cry, which uses our lungs, releasing our emotions. If the lungs suppress these emotions they cannot function normally and become restricted. Acupuncture can be highly effective in getting lung energy moving, but it is also important to get some form of exercise and fresh air every day for lung vitality." ●

For help with breathing or mobility issues, contact The Vale Practice at 64 Grove Vale SE22 8DT; 020 8299 9798; www.thevalepractice.co.uk

BOKI'S HAIR

Boki's Hair would like to wish a Happy New Year to all of their customers. Why not indulge yourself with the pleasure of a sensorial hair colouring experience? Boki's is introducing INOA, a L'Oreal colour service designed to transform your in-salon experience into a real moment of relaxation. Whatever your dream colour, INOA means a stunning personalised colour just for you.

61 Norwood Road SE24 9AA
020 8678 6646
www.bokishair.com

BEAUTY PLUS

Lose those extra pounds, tone up and feel fit with Beauty Plus' vibrating plate. Get a free 10-minute session when you pay for a course of four sessions (£28). Beauty Plus will also be introducing the new two-week manicure from 20 January (£30), plus a free eyebrow shape. For details of more special offers, see the January Sale feature on page 25

30 Forest Hill Road SE22 0RR; 020 8299 0030

Beautiful You

Health and beauty tips for a fabulous New Year

FACIAL REVITALISATION ACUPUNCTURE

Try the natural beauty secret of the stars! Facial Revitalisation Acupuncture is a holistic beauty treatment that works on your individual imbalances, taking years off you so you feel and look fantastic. There are no injections or toxins, just a powerful anti-ageing treatment to reduce wrinkles, lift and tone the face. Get £10 off your first treatment in January.

Contact Lilja Katanka, MBAcC
on 07739 105 885
See www.lifeisforlivingwell.co.uk
Locations in Crystal Palace, Molesey and SE1

QUIT WITH DUNE HYPNOTHERAPY

Quit junk food, quit alcohol, or at least moderate it! Now is a great time for Diana Powley to help you let go of negative habits and become fitter, healthier and happier. Diana is conveniently based in Dulwich, so book before the end of the month for a £25 discount. Get the New Year off to a healthy start!

0800 093 2024; www.dunehypnotherapy.co.uk

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or see www.dulwichnaturalbeauty.com

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Bored of the gym? Sick of membership fees? Try Community Circuits! These fun, friendly exercise classes are designed for all fitness levels, with a combination of circuit training, personal training and pilates. Classes last one hour, the rates are fantastic and there are no joining or membership fees.

For further details see www.communitycircuits.com
or email general@communitycircuits.com

JULIA QUICK ACUPUNTURE

Do you have nagging health concerns, feel stressed or in pain and want a fresh start for 2011? Julia Quick has 20 years' experience working in acupuncture and bodywork to reconnect you and return you to balance and continued wellbeing. Julia is a member of the British Acupuncture Council.

The West Dulwich Practice; 020 8766 7324
www.juliaquickacupuncture.com

THE GROOM ROOM

The Groom Room is a traditional barber shop in the heart of Dulwich Village, offering distinguished pampering for boys and gentlemen. Hair treatments range from a basic dry cut to The Groom Room special (wash, cut, style and hot-towel shave) and facial treatments are also available. Gift vouchers are available for that special man in your life who deserves some pampering.

Open Mon-Sat 9am-6pm, Sun 10am-3pm
78 Dulwich Village SE21 7AJ; 020 8693 1818
info@thegroomroom.co; www.thegroomroom.co.uk

MRS FEELGOOD BEAUTY LOUNGE

Start the New Year with a treat at the newly branded Mrs Feelgood Beauty Lounge, formally known as The Beauty Place. New treatments include Lash Perfect eyelash extensions; OPI Axxium Gel Colour; permanent makeup; Lycon hot waxing; the Feelgood Package (a one-hour massage and one-hour facial, £65); and much more. Why not try out the friendliest place to feel good?

13 Lordship Lane SE22 8EW
020 8693 7031

THE VALE PRACTICE

Time to take stock of your life? Whether it is a pain that needs addressing, a relationship that could do with some attention, or perhaps a new look on diet and nutrition to reboot your start into the new year. The Vale Practice has osteopaths, counselors, acupuncturists, herbalists, homeopaths and nutritionists to help you on your way! Call to make an appointment.

64 Grove Vale SE22 8DT
020 8299 9798

NEROLI

Take solace from the winter and indulge in luxurious pampering with Neroli's fabulous three for two offer on treatments. Why not take this opportunity to try something new and create your own unique package? Treatments may be taken as one appointment or three individual appointments, the first of which must be taken in January. See the website for treatments and prices.

Open 7 days with late nights till 9pm Tues-Thurs
43 Honor Oak Park
SE23 1DZ; 020 8699 9496
www.neroli-skincare.co.uk

HOTEL PASHA

For a smooth start to the New Year, Hotel Pasha, the hidden gem of Camberwell, is offering another amazing opportunity. Start your IPL hair removal sessions this January and get five sessions for the price of one. This is the best time to start to be ready for summer holidays!

IPL Laser Clinic at Pasha Hotel Restaurant & Spa, 158 Camberwell Road SE5 0EE (free parking at SE5 0UR). Call the 24-hour reservations and bookings line on 020 7277 2228 or email relax@pashaspa.co.uk

Tony Hirving

For health and happiness

Cracking good health

A BIRTHDAY CARD received by my partner stated: "Blessed are the cracked, for they let in the light". And how true it is. No, she is not cracked, but nuts are good for us (except, of course, for people who are allergic to them).

A nut is the hard-shelled fruit of the great tree that it could potentially become, so it's not surprising that what essentially is a seed, is packed with the nutrients needed to make that happen. Like many 'seasonal' foods today, nuts are available all year round, but they are traditionally autumn fare, hence their association with all-things Christmas. What's good about them? Firstly, they're an excellent source of plant protein, providing body-repairing amino acids. But unlike meat, eggs and fish, nuts contain fibre – we can't digest this part of the plant, but it's breakfast, lunch and dinner for the trillions of health-promoting bacteria residing in our gut. (Gut bacteria is a topic for another column, but I will just say that those little fellas help keep us in good shape, although the flatus they produce can be inconvenient at times.)

> "Studies suggest that nuts lower the risk of heart disease"

This is the time of the year when a good immune system is a must-have for snuffing out common cold bugs – if able to survive a hostile journey through stomach acid, they would surely be unwelcome guests to our friendly bacteria in the colon. Selenium is essential for optimal immune function and a rich source of it is the Brazil nut – two of them provide the daily requirement for selenium. Studies suggest that nuts also lower the risk of heart disease. Almost half the weight of a nut is fat, but mostly of the unsaturated type that can lower cholesterol, if saturated fat intake is low.

Another cardio-protective component of nuts are plant sterols – the active ingredients of cholesterol-lowering spreads and drinks. High in fat though they are, nuts appear to satisfy hunger quite well, helping reduce consumption of excess food during the day. Studies suggest a generous daily handful of unsalted nuts is a good quantity, so bin the biscuits at coffee break and go a little nuts instead! ●

Tony Hirving is a local NHS dietitian

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And why the Middleton's home village Bucklebury already had a connection to Prince William before he even met his future bride?

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Recipe for living

Eat well, eat warm – it's time for the New Year cleanse!

Hot stuff

Urban Orient in Crystal Palace is heating up the neighbourhood with authentic Vietnamese and Chinese food. Opened just a few months ago, the cafe/restaurant serves up simple foods done well, much like those typically found in the streets and homes of Vietnam and China. The small menu changes frequently, featuring favourites like dim sum and pho, and the décor incorporates a homely mix of British vintage and hints of the Orient. Escape the January blues – take a trip to the Urban Orient.

74 Westow Street SE19 3AF; 020 8616 4511

Tall order

The Giraffe empire is growing. Not only have they recently opened a branch in Blackheath, doubling their south east London-count (the other sits on the South Bank), the restaurant group has now launched its first collection of recipes. *The Giraffe Family Cookbook: Global Family Food* (£14.99) features over 90 recipe ideas from around the world. Founder Russel Joffe, with the help of Hugo Arnold, has brought together some of their most popular dishes to try at home. Get a taster online at livingsouth.greatbritishlife.co.uk, where you'll find recipes for sunshine open-faced bruschetta and powerfood salad bowl.

Buy from you nearest Giraffe restaurant or online at www.giraffe.net

Too good, too true

Considering a new eating regime for 2011? Then ditch the WAG – wheat and gluten, that is. WAGfree Food is one of the latest in a new wave of shops to open in Brixton's recently-listed covered market arcades. Bread, cakes, biscuits, sweet and savoury pies and more are all freshly made on the premises without wheat or gluten, to be devoured by anyone, regardless of fad, allergy or intolerance. Many products are dairy-free as well, suitable for those with a lactose intolerance.

26 Brixton Village (formerly Granville Arcade) SW9 8PS
020 7733 9879; www.wagfreefood.com

Fired up

January is probably the month to swear off snacking, but after stumbling across the new chilli mix by Munchy Seeds, we're actively encouraging it. Why? Because chillies contain a plant chemical called capsaicin, which can boost your metabolism and help you burn off more calories. It also stimulates the circulation, giving you a nice warm glow. The fiery combo of roasted sunflower seeds, apricot kernels and pumpkin seeds also work well in a tuna-mayo sandwich, salads, stir-fries and even curries. £3.50 for a 200g tub.

Available from Tesco, Lakelands, Waitrose and online at www.munchyseeds.co.uk

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By Michael Holland Southwark News

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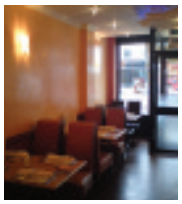

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In Focus

SWADESH

Welcome to Swadesh, purveyors of authentic Indian cuisine. With sumptuos food set in a stylish interior in elegant surroundings, Swadesh is quite simply one of the finest Indian restaurants in your area. The venue can accommodate up to 40 diners at any one time.

From their modern kitchen, Swadesh's dedicated chef Raj Kumar, originally from India, will freshly prepare the best food you can imagine.

The staff are extremely friendly and the food is absolutely delicious.

120 Lordship Lane SE22 8HD
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Helen Lederer

Eat, drink and be merry!

New Year's resolutions

TIME TO START on those New Year resolutions, which may be hard at times, but I do think you'll feel the benefit if you stick at it. So here are my suggestions for those resigned on improving their wine-discerning abilities in 2011.

Château Guibeau 2006, a wonderful red Bordeaux from a certified vineyard, is a well structured wine from a classy French family by the name of Bourlon. While most reds in this region use cabernet sauvignon, this blend with merlot and cabernet franc add complexity and edge. Oozing red berry, velvety plum and black fruit that develops deliciously on the tongue, this well balanced treat really is one to take to the boss. It's £10.99 from Oddbins.

Then, for a nice sit down after wrapping, unwrapping and pretending to love all those presents, choose this trippy Austrian white – **Rotgipfler 2008 by Heinrich Hartl** has won itself a white grape Regional Trophy from Decanter 2010, no less. The Rotgipfler grape may be tricky to say, but it's blooming interesting and very Austrian – fresh spicy notes include melon, lychee, ginger and white pepper, to name just a few babies. Perfect with a Thai takeaway, and if you get it delivered by www.merrywidowswine.com at £12 a bottle, there's no need to leave the house.

If your resolution is to knock back only good-value, top-drawer fizz, try **Sainsbury's Medium Brut Cava** (£4.99). This lovely bubbly is a blend of white grapes with a tinge of the palest honey, made using the traditional Spanish carbonated method. Go discerningly retro and pop a sugar lump soaked in brandy or angostura bitter into the base of the flute.

And finally, let's celebrate the Christmas plunder with an edgy and elegantly dry **Domaine Coteau de La Biche**. From the Loire and using the chenin grape, it is pale pear with a touch of tangy, crystallised… je ne sais whatsit… but I do know it was £11.30 from Nicolas Wines but is now £9.99 for January. You heard it here first! ●

www.helenlederer.co.uk

Stockists

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020 8693 3391
95 Rosendale Road SE21 8EZ
020 8670 1227

MERRYWIDOWSWINE.COM
07956 224 316; 07949 766 060

SAINSBURY'S
80 Dog Kennel Hill SE22 8BB
020 7738 4900

NICOLAS WINES
67 Lordship Lane SE22 8EP
020 8693 3665

Get active in your local area for Marie Curie Cancer Care

Run a marathon; join a sponsored walk or dance; organise a tea party; or help with a collection.

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Visit www.mariecurie.org.uk/south to get involved or call 0207 599 7337

Marie Curie Cancer Care

Charity reg no. 207994 (England & Wales), SC038731 (Scotland) N123

Local flavour

Cosmo

Hesterman Way, Valley Leisure Park, Beddington Farm Road CR0 4YA; 020 86 800 800; www.cosmo-restaurants.co.uk
Adults all you can eat £12.99 Mon-Thurs £13.99 Fri-Sat

OTHER THAN the odd trip to flat-pack heaven/hell Ikea, little inspires me to venture into deepest darkest Croydon. But when we heard Cosmo had moved into town, we were there like a shot.

With 14 restaurants across the country, from Hastings to Eastbourne, Cosmo has given the all-you-can-eat buffet a contemporary, sophisticated twist, in both décor and flavour. The expansive interior is modern and sleek, yet cosy and atmospheric, which may have something to do with the 10 cooking stations dotted around. The food is pan Asian, with over 300 dishes from nine countries including China, Japan, Thailand and Vietnam. You might expect, then, that variety is valued over quality, but for the price, this food is fantastic.

Consulting our restaurant map, we headed off in the direction of the sushi and dim sum stations, finding the salmon sashimi and steamed prawn and chive dumpling of particular note. Over at the salad bar, the tomato and mozerella salad with black olives and fresh basil proved delicious, but the highlight of the whole evening was the teppanyaki station. It's a very busy stop on the route, but the fabulous scallops, enoki beef roll and calamari, all cooked up fresh before you, are more than worth the wait.

We'd devised a strategy of avoiding carbs to give us a fighting chance of reaching the dessert area, so the noodle bar was out and the pizza station didn't even get a look in (there are European options for fussy eaters). So, after lurking around the specials counters, collecting treats such as chilli-spiced cod, crispy aromatic duck, a spring roll here and deep-fried king prawn there, we figured it was time to tackle pudding.

Nutritionists say it's good to vary your foods, so after a mini rocky road and coconut macaroon topped with strawberry mouse, and a dollop of Eton mess, we approached the chocolate fountain with fruit and marshmallows. Mission accomplished!

Victoria Purcell

Box clever

If you haven't seen your living room floor since Christmas Eve, get yourself a Kidbox. This fun, attractive storage box, designed by Italian cartoonist-illustrator Pasquale Venanzio, should have the children happily stowing away those new toys. Made from sustainable birch plywood, they have two front-hinged drop-down doors and inside compartments ideal for storing small toys. Choose from eight animals. £39.99 (delivery within the M25 is free).

Buy online at www.kidbox.biz; 020 8144 5131; 07770 891 973

Baby it's cold outside...

If you're looking for somewhere weatherproof where the kids can unleash all their energy, scoop them off to Peckham Pulse. The indoor soft play zones offer an affordable and safe place for children to play, explore and make friends. The ball pools, crash mats and obstacle courses will soon tire them out, so you can get on with relaxing! For older kids, Fit 2 Go junior gym sessions offer the chance to exercise in a safe environment with an instructor on hand.

Peckham Pulse Healthy Living Centre, 10 Melon Road SE15 5QN
020 7708 6200
For times and prices see www.fusion-lifestyle.com

BOOGALOO

A Happy New Year to the little ones too!

A little Push

New mothers looking to get active again can try Pilates for Mums at Push studios. The class reengages the core and tummy muscles to help improve your body shape and make you feel good again. You can even take along baby and meet other mums while exercising. Classes are £10 and last 45 minutes (you will need the all-clear from your midwife). For older members of the brood, Push is also planning to introduce Zumbatomic, a Zumba class for kids, in 2011.

17 Blackwater Street SE22 8SD; www.pushstudios.co.uk
Call 020 8693 9111 to reserve your place

Cereal kidder

Give kids the best start to the day with a nutritious, yet tasty, breakfast. South London-based Hale & Hearty has created a chocolate cereal that you no longer have to feel guilty about buying for your little ones. Choco Jungle Cereal is made from a healthy mixture of rice, corn and quinoa flour, topped with an organic, dairy-free chocolate, and it's wheat and gluten-free to boot. £2.89.

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Meet the Parents: Little Fockers
(at cinemas December 22, cert TBC)

The test of wills between Jack Byrnes (Robert De Niro) and Greg Focker (Ben Stiller) escalates to new heights of comedy in the third instalment of the blockbuster series— Little Fockers. Laura Dern, Jessica Alba and Harvey Keitel join the returning all-star cast for a new chapter of the worldwide hit franchise.

Visit the official site at
www.MeetTheParentsMovie.co.uk
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School Report

IN ASSOCIATION WITH

Slippery slope

The skiing champions at Eltham College Junior School

The Girls' Day Schools Trust

A single sex school success story

RALPH LUCAS OFFERS HIS EXPERT GUIDANCE ON EDUCATING YOUR CHILD

Happy New Year!

Spare a thought for those worthy people who run companies offering gap year experiences between school and university. Children taking their A levels this year, and taking a gap year from September, will end up paying £20,000 more for their university education than those who choose to go straight into university. How many will choose to pay the extra?

And that is not the only challenge that changes to university funding will pose. The Coalition has told universities that if they want to charge maximum fees, they will have to greatly improve access for children from disadvantaged backgrounds. Oxford currently takes 47% of its students from independent schools. If that falls over the next ten years to 27%... Not a comfortable thought when you have laid out all those fees.

And the jobs market is not exactly cheerful either.

The spirit that the government is trying to engender through The Big Society and Localism is, I think, that it is up to us to do something about our troubles, and not wait for the government to do it for us. So take on an intern or an apprentice, get involved with the local movement to fund a free school, and start demanding now that the universities you might send your children to provide them with a top-quality education. Four hours education a week, and precious little preparation for the real world, simply won't do when you're paying £50,000 for it.

Wishing you a determined and successful time.

Ralph Lucas
editor@goodschools guide.co.uk
www.goodschoolsguide.co.uk

Hall School Wimbledon, captured by Timothy J Hobbs, Headmaster
www.hsw.co.uk

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Summary of the last Independent Schools' Inspection.

Main entry at 2+, 3+ and 4+.
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Back to the future

Why The Girls' Day School Trust is a fantastic argument for single sex schools

The Girls' Day School Trust (GDST) is the UK's leading group of independent girls' schools, educating more girls than any other organisation in the independent sector. Extending opportunities for young women is at the heart of what they do, and the aim of the GDST is to provide a high quality education for the best and the brightest, preparing them for higher education and a range of careers.

When the GDST was established in 1872 to provide academic high schools for girls, its founders – four formidable Victorian ladies – were challenging inequality and championing the advancement of women. Radical ideas at the time.

Since then, GDST schools have never been afraid to pioneer and innovate – whether it's being among the first schools to allow short skirts for gymnastics and games in 1912, or, a century later, to have a radio station. Some things have never changed, and from the earliest days GDST schools have always encouraged girls to aspire to University, and in recent years 98% of their students have gone on to higher education, the majority of those to their first choice of course or college.

The Trust's mission is to provide an outstanding education for girls and young women to become intellectually curious, think critically, communicate effectively and acquire the knowledge and skills needed to effect positive changes in a global, multicultural society.

Excellence and innovation are central to this vision. The GDST is at the forefront of ICT in education, introducing the concept of the 'e-confident' school. They also offer an international dimension within the curriculum to prepare students with the knowledge, understanding and skills required for the 21st century. Transferable careers skills training helps develop girls' abilities to communicate, to present confidently, to network, to budget, to work in teams and to lead – all vital for success in work and life.

A GDST education is both broad and deep, and aims to help each individual achieve her personal best. GDST girls are not only academically successful (and exam results are well above the average for independent schools), but a typical Trust girl is a resilient, confident and well-rounded young woman, recognisable by her friendliness, her confidence, her openness.

As a network of 26 schools, GDST girls and staff collaborate and compete with their peers in their sister schools. This interdependence is a vital element of the organisation's strength and vitality, bringing both educational and financial benefits. As a charity, the Trust reinvests all its income into its schools for the benefit of pupils.

Since 1872, over 250,000 students have 'graduated' through GDST schools. The GDST values pupils from all walks of life, and from their earliest days their schools were inclusive, welcoming pupils from a range of religious and ethnic backgrounds. They have always aimed to strike a balance between the expense of providing an excellent education and a broad curriculum, while offering bursaries to remain accessible to pupils from a range of social backgrounds.

The GDST's Chief Executive, Helen Fraser, says: "The Trust is going through a very exciting period of change and regeneration. We want to ensure that we are consistently at the leading edge of innovation, that we are recognised everywhere as the experts in the education of girls, and that we use to the full the huge advantages that being part of a network of brilliant schools run by excellent Heads and school leaders brings us."

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New Year, new head

The governors of The Study Preparatory School are pleased to announce the appointment of Mr Susan Pepper as new Headmistress from January 1, 2011. Mrs Pepper replaces Mrs Joyce Nicol, who is to retire after eight happy and fulfilling years at the girls' prep school, renowned for its excellent academic standards, sporting achievements and highly creative ethos.

A long-standing Wimbledon resident, Mrs Pepper was educated at Godolphin & Latymer, going on to read History at Sommerville College, Oxford, before taking her PGCE and National Professional Qualification for Headship (NPQH) at the London Institute. "I am thrilled to be joining The Study Preparatory School," comments Mrs Pepper, "and have long admired the school's excellent reputation as a leader in educating young girls. I plan to build on The Study's huge strengths and bring my own vision and experience to enhance every aspect of this wonderful school."**Find out more about The Study Preparatory School by visiting www.thestudyprep.co.uk**

Slaloming to success

The Eltham College Junior School Ski team recently won the U12 Boys English Schools' Ski Championship. The team of Diaco Abrishami, 8, Richard Trew, 9, and Harry Donovan and Sam Gaskin, both ten, had previously won their regional races in the Bromley Qualifier round against Surbiton High and Folkestone School.

For the national finals they made the long journey to Rossendale in Lancashire. Here they were skiing against five other teams who were winners of their own regional finals and boys who were, in some cases, three years older than them. All of the Eltham College boys skied brilliantly and triumphed, making Eltham College the U12 English Schools' Ski Champions for 2010. Congratulations!

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Got some sleep to catch up on? Living South quizzes the Bed Butler's Patrick Seeley on mattress matters

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What should people look for when buying a new mattress? Decide if you want a bedstead or divan – many people choose bedsteads these days as you have a large choice of designs and materials like metal, wood and leather. Then come and talk to us! We have experienced staff to guide you through choosing the perfect bed and mattress for you. ●

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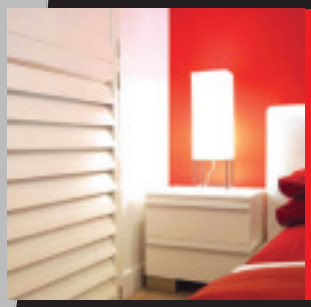

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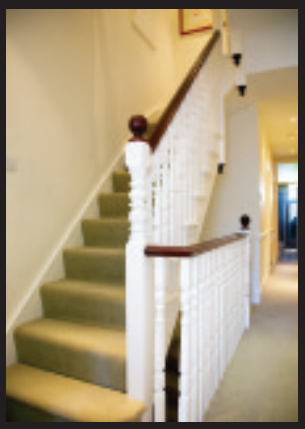

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Norman Rockwell, (1894-1978), The Runaway-Runaway Boy and Clown, 1922, oil on canvas© 2010 Images by The National Museum of American Illustration, Newport, RI, USA, and the American Illustrators Gallery, NYC

Johannes Vermeer (1632-1675), A Lady at the Virginals with a Gentleman ('The Music Lesson') c. 1662-64, The Royal Collection © 2010 Her Majesty Queen Elizabeth II

Sir Thomas Lawrence (1769-1830), Portrait of Sir John Soane, Sir John Soane's Museum, London. By courtesy of the Trustees of Sir John Soane's Museum

Norman Rockwell (1894-1978), Breakfast Table Political Argument, 1948, © 2010 Images by The National Museum of American Illustration, Newport, RI, USA, and the American Illustrators Gallery, NYC

The art of CELEBRATION

As Dulwich Picture Gallery enters its bicentenary year, Living South takes a look at the huge celebratory programme's highlights

The festivities may be over, but for Dulwich Picture Gallery, the party is just beginning. Waltzing into 2011 under the flurry of fireworks, the gallery launches its bicentenary celebrations on 9 January. Aptly named the Big Bang, this one-day event marks 200 years since the beginning of time... for the gallery, that is. On 8 January 1811, Sir Francis Bourgeois died leaving a staggering collection of old masters to Dulwich College, along with £10,000 to build a public gallery.

The event, which commences at 1pm, will be marked with music, art workshops, food, fireworks, falconry and more, but this is more than a one-day extravaganza; the gallery has put together a fantastic celebratory programme spanning the whole of 2011.

In fact, it's already underway. *Norman Rockwell's America*, which opened on 15 December and runs until 27 March, brings the USA's best-known and best-loved 20th century illustrator to Dulwich, in the first exhibition of Rockwell originals in Britain. In a career that spanned six decades, Rockwell captured the American dream in his works for advertisements, magazines and books – and most notably his 323 covers for the Saturday Evening Post, all of which will be on display at the gallery. Although happy to be described as an illustrator, Rockwell's works were executed with considerable technical skill in oils, and these original paintings have increased dramatically in value since his death in 1978.

STUART LEECH

The Big Bang programme of events (9 January)

1pm – Music in the chapel and cloisters
1.30pm & 3.30pm – Music in the gallery
12pm – Family drop-in workshop making gallery costumes
2pm & 3pm – Falconry displays
2.30pm – Gallery director Ian Dejardin leads a tribute to the founders
4.45pm – Big Band performance in the garden
5.15pm – Fireworks

But Dulwich Picture Gallery has really excelled with a Masterpiece a Month, whereby 12 spectacular masterpieces will in turn hang on the end wall of the enfilade. The series begins, fittingly, with Thomas Lawrence's *Portrait of Sir John Soane*, the architect of Dulwich Picture Gallery, on loan from The Sir John Soane Museum in London. You will also see a Velásquez from The Prado, Madrid, in February, a Rembrandt from The Rijksmuseum, Amsterdam, in June, and Van Gogh's *Self Portrait with Felt Hat*, on loan from The Van Gogh Museum, Amsterdam, in August.

All this is just the beginning to what looks like a fabulous 2011 programme. And you thought January was a dull month? ●

Gallery Road SE21 7AD; 020 8693 5254
For further information on the Big Bang and other bicentenary events, see www.dulwichpicturegallery.org.uk

Ian Dejardin

MATTHEW HOLLOW

A direct approach

Living South corners a very busy **IAN DEJARDIN**, director of Dulwich Picture Gallery, to quiz him on the bicentenary celebrations

Congratulations on reaching such a landmark year, how does it feel to be leading the bicentenary celebrations?
Absolutely fantastic. I have been plotting away quietly for the last five years to deliver this anniversary, and everything has come together perfectly. To be director at this moment is unbelievably exciting.

When Sir Francis Bourgeois bequeathed his collection to Dulwich College 'for the inspection of the public', do you think he expected the gallery to be so successful?
I'm absolutely sure he knew how it would be. He was an artist and art lover; his collection gave him a great deal of excitement and inspiration, and he was eager to share that with others. He knew that there was a 'gap in the market' and the quality of his collection was such that people would not regret coming to see it. He consolidated that by choosing the greatest architect of the age to create the building. How could it fail?

What was behind the Masterpiece a Month idea and how did you get some of the world's top galleries on board?
The idea came to me a few years ago and the success of *Sir Joshua's Mona Lisa* confirmed my belief it would work. Seeing people do a double-take at that iconic image at the end of the enfilade made me realise the power of the architecture. Putting a famous painting in that position was like making it into the high altarpiece of a church. Persuading other directors to lend wasn't hard – once they grasped the concept, that this was a homage to our founders, most entered into the spirit of the thing right away, and some, like Philippe de Montebello of the Metropolitan, actually came up with better suggestions!

Which masterpiece are you most looking forward to seeing on the gallery wall?
It's very hard to choose. This has been my 'baby' right from the start, so I feel strongly about all these loans. But I suppose it would be the Royal Collection's Vermeer, *The Music Lesson*. I set my heart on a Vermeer right from the start, partly because, though he is now one of the most famous artists in the world, Dulwich's founders would never have heard of him. The gallery's importance as a document in the history of taste is one of the many things I find fascinating about it. In a curious kind of a way, I feel like I will be introducing a 'new' artist to our founders.

You have been director of DPG since 2005, curating for the gallery for seven years prior to that. What have been the highlights?
As curator I got to rehang the gallery from scratch in 2000 after the renovation – that was very special. Curating the Henry Moore show in 2004 is another achievement of which I'm particularly proud. Being appointed director in 2005 was amazing also – scary but tremendously exciting. Since then there have been many highlights, but I particularly loved the Elsheimer show in 2006, the Steinberg show in 2008 and the Nash show in early 2010. Finally, The Art Fund's gift of the Peter Randall Page sculpture, *Walking the Dog*, was a great thrill – I've been a fan of his work for years.

Which part of the bicentenary programme are you most looking forward to?
I've been dreaming of Rockwell for ages; Masterpiece a Month is an ongoing excitement throughout the year, but my high point will be the show I am personally curating, *Tom Thomson and the Group of 7*. Few people have heard of these Canadian icons, but they are incredibly exciting. Tom Thomson is a legend in Canada – their Van Gogh, JFK and Marilyn Monroe rolled into one. He is also the creator of some of the most electrifying landscape sketches of the 20th century. Being the one to introduce this astonishing wealth of talent to an entirely new audience is what it's all about for me. ●

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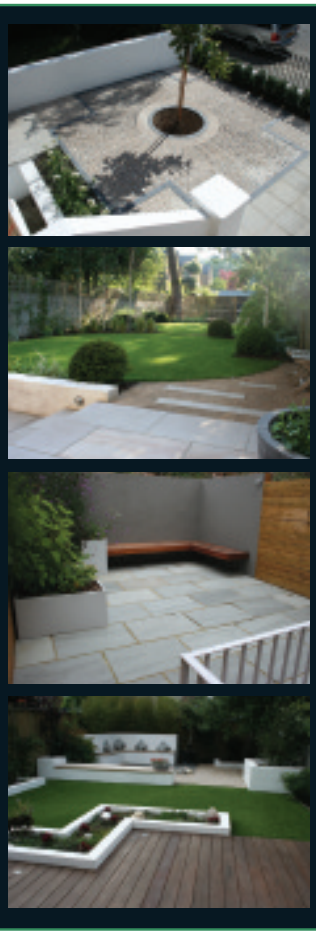

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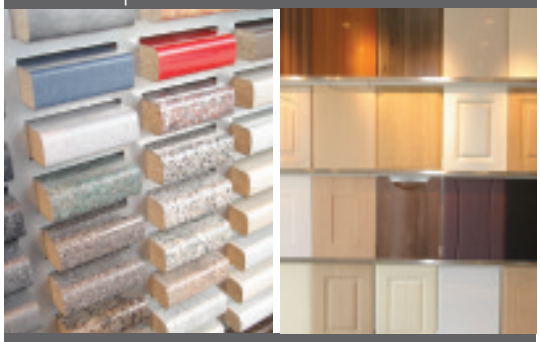

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Family matters

When parents separate. Mugabi Turya, family solicitor at Fisher Meredith, explains how a grandparent can continue to play a role in the lives of their grandchildren

THE REMOVAL OF A supportive grandparent from a child's life can be extremely disruptive for a child, especially when they are experiencing the breakdown of their parents' relationship. A grandparent should consider what needs to be done to make sure the link between themselves and their grandchildren is not lost.

There is not always a requirement to go to court to obtain contact with your grandchild. Often contact between children and their grandparents can be negotiated. Such contact can often be developed as part of the existing contact arrangements a child might have with a non-resident parent. If your son or daughter is an absent parent it would be worth making a proposal to the other parent to see if you can come to an agreement to see your grandchildren regularly. Parents will often be happy for you to have contact with your grandchildren and for any offers of support in caring for the children.

If nothing can be agreed with a parent it would be advisable to consult a solicitor. The law recognises that grandparents have an important role to play in the upbringing of a child and a grandparent can issue court proceedings in order to get contact with their grandchild. The court will then consider what is best for the child.

Fisher Meredith would like to inform Living South readers that we are offering a 10% January sale discount on fees for solicitors' work carried out in January and February 2011. For more information, please contact us on the details below.

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Mauritius is one of the most sought after holiday destinations in the world with white sandy beaches, crystal clear waters and tropical weather. It is also home to The Residence Mauritius, a stunning hotel which, inspired by turn-of-the-century plantation houses, combines 1920s colonial charm and contemporary elegance. If your idea of a dream holiday means not having to lift a finger – not even to unpack your suitcases – The Residence will exceed all expectations. Offering designer furnishings, beautiful views and exquisite menus, you will enjoy once in a lifetime luxury.

Set amid 25 acres of tropical garden and along a beautiful kilometre-long beach of powdery white sand on the east coast of the island, the hotel offers subtle sophistication, understated elegance and five-star service. As you arrive at the hotel and the scent of ylang-ylang fills the air, the first glimpse of the majestic lobby sets the scene. The accommodation is charmingly elegant – the 135 guest rooms and 28 suites all open onto a private balcony or terrace with views overlooking the Indian Ocean or the tropical gardens – the perfect spot to enjoy an evening drink. Decorated in delicate muted tones with colonial furniture and traditional wooden shutters, the rooms are a luxurious hideaway from the world.

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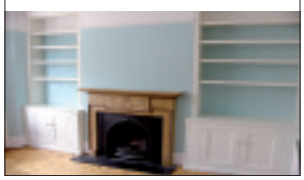

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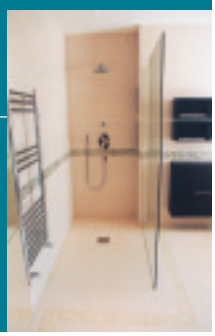

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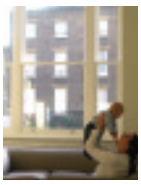

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Stunning top floor one bedroom apartment with outside terrace. Property consists of a large bedroom, spacious kitchen / living area and three piece bathroom suite. The flat is offered fully furnished and is immaculately presented throughout.

Peckham - 020 7771 6777

Dulwich SE21 **£950.00 PCM**

Stunning one double bedroom split level conversion flat in tranquil West Dulwich. The property comprises; double bedroom, separate WC, bathroom suite, modern fully fitted kitchen and a light and airy living area.

Dulwich - 020 8516 3666

Property of the Month

pickwick estates

EYNELLA ROAD SE22 **£1.6 MIL FREEHOLD**

We are delighted to offer to the market this handsome Victorian House almost directly opposite the entrance to lovely Dulwich Park. A grand entrance hall leads you to 2 principle reception rooms with bundles of period detailing and open fireplaces. To the rear a skillfully extended kitchen breakfast/ family is fitted with all of the mod cons one would expect and has bi-fold doors leading to the neatly landscaped rear garden.
Up the stairs, a master suite includes a dressing room and en-suite shower room, 4 further double bedrooms and 2 more bathrooms.
The truly exceptional house is a must view.

Pickwick Estates
8 Woodwarde Road
Dulwich, LONDON SE22 8UJ

http://www.pickwickestates.co.uk

Tel: 020 8299 1188
Fax: 020 8299 1109
Email: info@pickwickestates.com

January Sales

pickwick estates

HIGHSHORE ROAD, SE15 **£1.1 MIL FREEHOLD**

Regency elegance at its best! We to offer to the market this truly exceptional 3 bed Grade2 listed Regency Villa. Built in 1838, this Italianate Style Stuccoed masterpiece has been somewhat of a talking point its entire life. The house has been lovingly maintained and manicured by the current owners. Please call to view.

BARRY ROAD, SE22 **£999,950 FREEHOLD**

A stunning detached 5 bed 1930s tardis of a house, with a superb entertaining space on the ground floor, newly refurbished to an extremely high standard and is virtually brand new. Benefiting from a separate studio annex to the rear and side, perfect as a professional working studio or a granny annex/Au Pair's self contained apartment.

ARDULI RD, SE27 **£950,000 FREEHOLD**

We are delighted to offer to the market this handsome and statuesque 5 bedroom link detached house offered to the market with no chain. The houses were built with exceptional detailing and oozes period charm and character

BEAUVAL RD, SE22 **£875,000 FREEHOLD**

We are delighted to offer to the market this utterly lovely 4 double bedroom Edwardian house that has been the subject of a thorough refurbishment in recent years. A landscaped front garden leads you to a welcoming entrance vestibule which in turn leads you to a wider than average hallway with oak flooring.

FRIERN ROAD, SE22 **£749,000 FREEHOLD**

You will find "Garfield Villas" a great opportunity to acquire this substantial 5 bed Victorian semi with off street parking to front, this property requires some cosmetic updating. It has retained some original features including parquet flooring, picture rails and large interconnecting double doors to the receptions, and has a 120ft garden.

BRANTWOOD ROAD, SE24 **£650,000 FREEHOLD**

A beautifully refurbished, contemporary and stylish 3 double bed semi with a lovely landscaped south facing garden and out building. The house briefly comprises of a good size reception room, large spacious kitchen/diner great for entertaining, family bathroom with separate shower unit, separate WC, garage and off street parking.

Pickwick Estates
8 Woodwarde Road
Dulwich, LONDON SE22 8UJ

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Tel: 020 8299 1188
Fax: 020 8299 1109
Email: info@pickwickestates.com

January Sales

pickwick estates

HENSLOWE RD, SE22 **£565,000 FREEHOLD**

Henslowe road is lovely residential road set only a few minutes from the shops, bars and restaurants. The house is a Victorian terrace with four bedrooms and is tastefully decorated with a lovely bright double reception on the ground floor with a fantastic kitchen/ breakfast room to the rear. Upstairs has four double bedrooms and two bathrooms.

FROGLEY ROAD, SE22 **£550,000 FREEHOLD**

An inviting three bedroom Victorian Freehold house, full of character and charm and located in one of the most popular roads in East Dulwich. The kitchen has been extended into the side return creating a very bright and spacious dining area. This charming and character filled house has three double bedrooms and lots of ground floor living space.

THE HAMLET, SE5 **£550,000 FREEHOLD**

Situated on this award winning 1960s garden square is this enormous 4 (plus study) bedroom town house. Laid out over 3 floors the house offers space and light in abundance, a large kitchen breakfast room, study and bathroom to the ground floor, double aspect lounge with SW facing balcony, 3 double bedrooms, 1 single plus extra bathroom.

HEBER ROAD, SE22 **£549,950 FREEHOLD**

Delightful 3 bed Victorian semi, close to the amenities of Lordship Lane, East Dulwich. The property comprises of a large reception/dining area, a fully fitted kitchen/breakfast room, downstairs WC, 3 double bedrooms, bathroom with shower, loft space for storage and a manicured low maintenance rear garden. Good transport Links.

ARDBEG RD, SE24 **£500,000 LEASEHOLD**

We offer to the market this handsome apartment that occupies the entire ground floor of this large Victorian house. Refurbished in recent year. Comprises; an elegant reception room with period detailing, a fitted kitchen breakfast room with access onto the private garden, lovely bathroom, 2 double bedrooms and a cellar. END OF CHAIN! Call now to view.

DEVENTER CRESCENT, SE22 **£330,000 FREEHOLD**

This 2 DOUBLE bedroom house located near Lordship Lane and Dulwich Village. In brief, 2 reception rooms, both with aspect over the rear garden, a fitted kitchen, LOADS of storage, 2 double bedrooms and a luxuriously appointed new bathroom suite. To the rear of the property is a sun trap of a garden that is completely secluded and has a handy side access.

Pickwick Estates
8 Woodwarde Road
Dulwich, LONDON SE22 8UJ

http://www.pickwickestates.co.uk

Tel: 020 8299 1188
Fax: 020 8299 1109
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YOUR MOVE

Premier

www.your-move.co.uk

Forest Hill
£550,000

Contact New Cross 020 7639 1103

Being offered for sale is this beautifully presented semi detached period house opposite Brenchley Gardens. It has an abundance of period style features including, leaded lights, circular critall bay windows, fireplaces and ceiling covings. The rear garden has been nothing short of nurtured, with various climbing plants and patio's. Off street parking, a garage, French doors directly onto a landscaped garden further compliment this property. Internal viewing is recommended to appreciate this property. Viewing with vendors sole agents Your move.

AN INDIVIDUAL APPROACH FOR QUALITY HOMES

We recognise that every home has individual character. We know that quality presentation is the key to getting your property noticed. Our approach to marketing homes means that your home has a better chance of finding the buyer it deserves.

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ARLA Association of Residential Letting Agents

YOUR MOVE

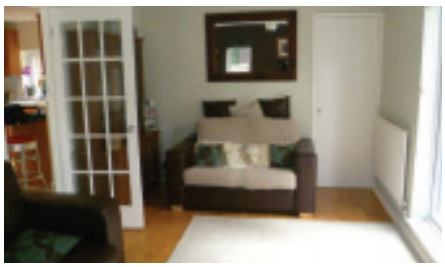
Premier

www.your-move.co.uk

EAST DULWICH GROVE, SE22
£650,000

Contact 020 8299 3711

Your Move are pleased to market this five bedroom Victorian terraced house, it is very close to Lordship Lane and all the amenities of East Dulwich. The property features a large living room, separate dining/breakfast room, kitchen and utility room and a downstairs shower room plus an upstairs family bathroom. There is a small front garden and a larger secluded rear garden. The property benefits from double glazing where stated, plus gas central heating and retains some period style features. An early viewing is recommended.



New Cross
£349,999

Contact 020 7639 1103

Offered for sale this end of terrace family home offers good size accommodation throughout. Comprising of three bedrooms, good size modern fitted kitchen/diner, lounge, separate W.C and a family bathroom. The property further benefits from a corner plot giving a good size outside space with approximately 40' attractive paved patio area and a further approximately 30' lawn area with mature shrubs and access to the front of the property. Double glazed where stated, central heating and off road parking for up to three cars. Situated near to Hatcham Park giving easy access for shopping amenities and New Cross Gate station. Viewing Highly Recommended.

sales lettings mortgages

ARLA

Agent speaks

Elizabeth Marshall of Bushells sets the record straight on the state of the housing market

SO WHY ALL THE BAD press? As memories of 2010 fade, we reflect on what was actually a very successful year across the company in both sales and lettings. Sadly, this good news never finds its way into the press. It seems good news is boring.

In December, the BBC reported that according to surveyors, the housing market is being suppressed by a lack of first-time buyers and concerns over the economy. But there isn't a lack of first time buyers – in fact there are more than ever – it's a lack of mortgages that's the key issue.

More prices were reported as falling rather than rising in November, as was also reported in October. Yet, oddly, these were two of our busiest months. New enquiries, agreed sales and average sales-per-surveyor all fell in November, the BBC's survey found – prices were falling across the UK and activity remained slow.

The survey, which the BBC claims is generally well regarded in the industry, echoes the views of recent reports from lenders including Halifax and Nationwide. It is generally well regarded by the surveyors who contribute, but not unless it is reported in specific geographical context, so the public understands what is really happening.

In December, the BBC stated that 43% of surveyors reported prices were more stable over the past three months, although many said prices had fallen in November. But there is little reported in the press as to regional variations. The lack of demand, especially from first-time buyers struggling to get a mortgage, was in evidence from the falling number of new buyer enquiries. This has now fallen for six months in a row. Yet, at Bushells, we registered more applicants in December than in previous years. Royal Iinsitiute of Chartered Surveyors spokesman Ian Perry said that despite some better economic data, fears over how future spending cuts will impact on the jobs market are clearly still weighing heavily on potential purchasers' minds. Individual surveyors have reported that the picture for the housing market next year could be similar. The key word here is 'could'. Stuart Allan, from Bishop Auckland, said: "We are now entering the winter season and some vendors are putting off the sale of their properties until the spring." With respect, this is how it has always been. I wonder what Allan thinks will happen in Dulwich? I suspect he won't have a clue. What happens in places hundreds of miles from our patch is of little interest to our customers.

In the areas of London we cover, the picture painted by the BBC is simply not accurate. November was a hugely successful month and Bushells' biggest problem was lack of stock. Applicant levels were up and 8 December was a landmark day, with more offers received than on any day in 2010.

Generalised overview is misleading as the average fails to represent the extremes that create it. Mark our words, in February/March, the BBC will report that transactions fell and activity ground to halt. They will cite a myriad of reasons from the economy to lending, confidence to job security and tube strikes. Bushells, however, call this phenomenon 'Christmas' – and it happens every year. ●

For more information, call or drop in to Bushells in Dulwich at 94 Lordship Lane SE22 8HF; 020 8299 1722 (sales); 020 8299 6066 (lettings); www.bushells.com

Looking for the perfect property? Try Homes24 www.homes24.co.uk

streets ahead

Church Road, SE19 £249,995 LH

Absolutely stunning in all respects is this elegantly presented 2 double bedroom top floor Victorian flat ideal First Time Buy!!

Patterson Road, SE19 £439,995 FH

Superb 4 bedroom terraced 1930's built family home situated on a highly desirable road just off the famous Crystal Palace Triangle.

Hermitage Road, SE19 £299,995 FH

Wonderful 3 bedroom 1950's built home situated on a desirable road in Crystal Palace. Benefits include loft room, double glazing, garden and no onward chain.

Gipsy Road, SE27(VP) £245,000 to £265,000 LH

Immaculate 2 bedroom period garden flat. Situated a short distance from Gipsy Hill and West Norwood rail services to the City.

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Dulwich office 020 8299 2722
dulwich@winkworth.co.uk

Winkworth

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Pellatt Road, SE22 £549,950
freehold

A very well presented 3 double bedroom semi detached house situated in the heart of East Dulwich. Double reception, three double bedrooms, modern kitchen and bathroom and a private south facing garden.

Copleston Road, SE15 £725,000
freehold

A stunningly large newly refurbished four bed three bath Victorian semi detached house. Large family kitchen diner leading onto a beautiful 100 ft garden. Three bathrooms, large double reception and basement.

Crystal Palace Road, SE22 £684,950
freehold

A charming two bedroom, two bathroom, early Victorian terraced house. Two double bedrooms, bathroom, shower room and double reception with wood dividing doors and a large family kitchen diner.

Muschamp Road, SE15 £649,950
freehold

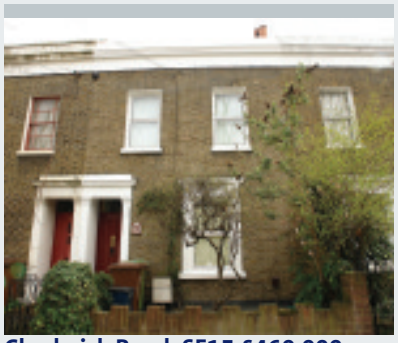
A beautifully presented 4 double bedroom, two bathroom Victorian house situated on a quiet residential road near the bars and restaurants on Lordship Lane and the Bellenden Road and two stations with direct transport links to central London.

Choumert Road, SE15 £520,000
freehold

Charming three bedroom Victorian house with many period features and an eat in kitchen. The property is located on a popular residential road with easy access to both Peckham Rye and East Dulwich stations. Further benefitting from access to local shops and amenities.

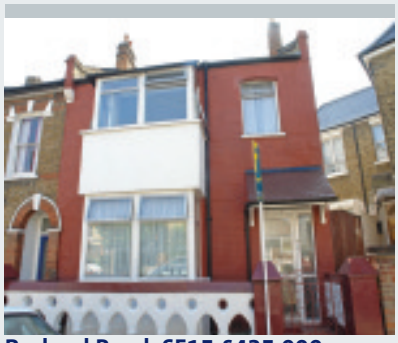
St Barnabus, SE22 £469,950
freehold

A four bedroom modern town house with off street parking in a private gated development. Three double bedrooms, large single bedroom, two receptions, large modern kitchen diner and private garden. Superb location close to Lordship Lane and the village schools.



Chadwick Road, SE15 £460,000
freehold

A charming two double bedroom house on a lovely tree lined residential road in Peckham Rye. Double reception, large kitchen diner, bathroom, study area, modern bathroom and south facing patio garden. Excellent location close to the local shops and Peckham Rye station.



Borland Road, SE15 £435,000
freehold

A large four/five bedroom with study end of terraced house in need of some cosmetic work but offering a fantastic amount of space and huge potential. Two receptions, kitchen, four doubles, extra bedroom, study, bathroom and private garden.

Nutbrook Street, SE15 £469,950
freehold

Large three double bedroom end of terrace house with a well sized private garden, double reception room, large eat in kitchen diner, bathroom and three double bedrooms. In need of some cosmetic refurbishment this has potential to be a fantastic family home.

Crystal Palace office 020 8655 9530
crystalpalace@winkworth.co.uk

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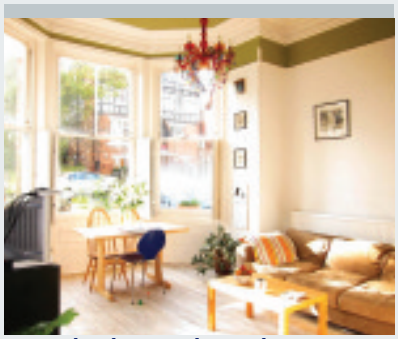
Fox Hill, SE19 £900,000
freehold

Located on quite possibly the most desirable residential road in Crystal Palace is this substantial, grand and elegant Victorian semi-detached residence over five floors in need of renovation.

Auckland Road, SE19 £375,000
leasehold

This wonderful, three bedroom Victorian conversion flat has been fully refurbished to an exacting standard throughout and benefits from having a private rear garden extending approx. 100ft and has gate access leading to Norwood park with tennis courts and sailing lake.

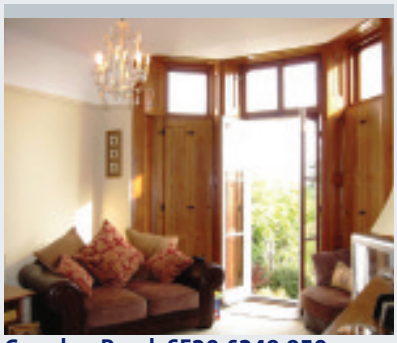


Crystal Palace Park Road, SE26
£275,000 share of freehold

We are delighted to offer to the market this fabulous ground floor two bedroom garden conversion right opposite Crystal Palace Park with a large private garden to the rear.

Vermont Road, SE19 £265,000
share of freehold

Situated in a grand detached Victorian house on a quiet residential road this ground floor, two double bedroom conversion flat offers bundles of character, space and light as well as direct access to a shared garden.

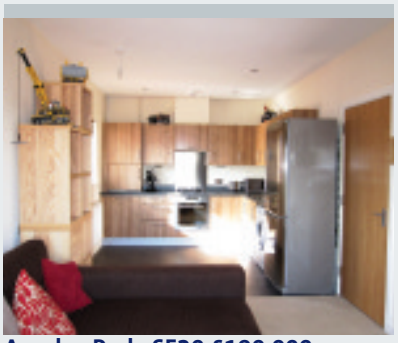


Croydon Road, SE20 £249,950
share of freehold

A beautifully presented, ground floor, Victorian conversion flat with direct access to private garden. The accommodation comprises; two double bedrooms, brand new fitted kitchen, bathroom, reception room to rear of building with direct access to private garden.

Lawrie Park Road, SE26 £249,950
share of freehold

Presented and decorated to a very high standard throughout, we are delighted to offer to the market this two bedroom top floor Victorian conversion flat also benefitting from off street parking and communal gardens.

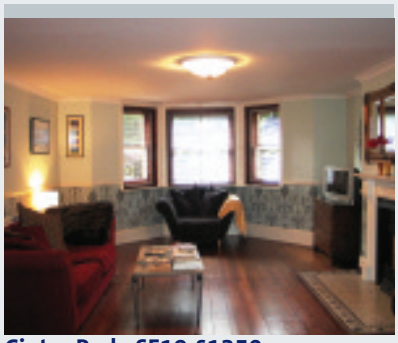


Anerley Park, SE20 £190,000
leasehold

We are delighted to offer to the market this immaculate one bedroom flat situated on the top floor of this two year old building.
The accommodation comprises; double bedroom, bathroom, open plan Kitchen/Reception and balcony.

Victoria Crescent, SE19 £825 pcm
furnished

A very stylish and spacious one bedroom garden maisonette situated on the lower ground floor of this detached Victorian house and benefitting from its own front door and close proximity to Gipsy Hill BR station.



Cintra Park, SE19 £1350pcm
unfurnished

A stunning Victorian two double bedroom conversion flat occupying the entire lower ground of this impressive, double fronted detached building. The property benefits from having its own private entrance and private garden.

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Hot Properties

COSBYCOTE AVENUE SE24
A superb opportunity to acquire a double fronted house in a popular residential street. The total square footage of 2821 includes two reception rooms, 25ft kitchen/diner, utility room, six bedrooms, two bathrooms, cellar, garage and a wonderfully stocked 55ft rear garden.
£1,200,000
0207 733 1293

GREAT SPILMANS SE22
A modern-style detached house in Dulwich Village within the catchment area of a number of local schools. The property is in need of updating. There are three bedrooms, bathroom, double size reception room, kitchen/diner, downstairs cloakroom, garage and private rear garden.
£525,000
0207 733 1293

HOLMDENE AVENUE SE24
Occupying the entire top floor of an impressive double fronted house is this beautifully presented conversion flat. Located on a highly sought after road in North Dulwich the property boasts two double bedrooms, modern fitted kitchen and bathroom and a large lounge with superb views.
£335,000
0207 733 1293

GUBYON AVENUE SE24
A superb family home is offered within this impressive period house. The accommodation is arranged over three floors and includes two reception rooms, superb kitchen/diner, cellar, five/six bedrooms, two bathrooms, separate WC and private rear garden.
£750,000
0207 733 1293

HERNE HILL ROAD SE24

A charming purpose-built Victorian maisonette conveniently located with parks, amenities and transport links nearby. Tastefully presented throughout, further benefits include kitchen/breakfast room, 15ft lounge, private front door and sole use of garden.

£285,000
0207 733 1293

BRAESIDE COURT SE22

A two double bedroom flat that has been newly refurbished to a very high standard comprising; entrance hallway, reception room with bay window and attractive feature fireplace, fitted kitchen, two bedrooms and luxury bathroom. Offered with no onward chain, the property is ideally located for Brenchley Gardens, local transport and shopping facilities in Forest Hill Road.

£269,950
0208 693 4201

SHAKESPEARE ROAD SE24

Burnetware are proud to offer this newly refurbished family house close to Herne Hill railway station and Brixton tube. Benefits include three bedrooms, two reception rooms, kitchen/diner and private rear garden. As sole agents we recommend a viewing as soon as possible!

£425,000
0207 733 1293

ROCKELLS PLACE SE22

A beautifully presented three bedroom terraced house located within this quiet cul-de-sac, comprising; entrance hallway, fitted kitchen, reception room with conservatory and access to rear garden, with upstairs comprising; three bedrooms and luxury 4 piece bathroom suite, also benefiting from gas central heating.

£374,950
0208 693 4201

Special agents

Meet your local property experts

STREETS AHEAD

AREA MANAGER: Jeff Quantrell

COMPANY PROFILE: Award-winning independent estate agency established 1990. Streets Ahead's sole focus is people not property. We take immense pride in offering honest advice, always maintaining the absolute highest levels of customer service.

TYPICAL PROPERTY: All freehold and leasehold houses and flats.

TIPS TO SELLER: Realistic pricing, dress to impress, de-clutter, first impressions count and pick a proactive estate agent.

TIPS TO BUYER: The more see that you don't like, it becomes more apparant when you see the one you do! Speak to an independent financial adviser.

MARKET COMMENT: The Crystal Palace market is very good. It remains a fair market, however buyers are still wary, so smart sellers are being realistic with competitive pricing.

221 Lower Addiscombe Road CR0 6RB; 020 8683 8100
www.streetsahead.info; jeff.quantrell@streetsahead.info

BUSHELLS

HEAD SALES: Elizabeth Marshall

HEAD OF LETTINGS: Ashley Harris

COMPANY PROFILE: Bushells, established in 1937, now has nine offices across London and take pride in providing honest advice and high standards.

TYPICAL PROPERTY: Flats £250,000 to £400,000 and houses from £400,000 to £2m.

TIPS TO SELLER: Don't be swayed by offers of low fees – it usually means corners are cut along with advertising budgets.

TIPS TO BUYER: Do your research on prices some agents are still overvaluing to gain instructions. Always speak to an independent financial advisor before beginning your search.

MARKET COMMENT: We are looking forward to renewed growth this year as interest rates are set to stay low for the foreseeable future, as well as stock and applicant levels remaining consistent.

94 Lordship Lane SE22 8HF; 020 8299 1722
lizmarshall@bushells.com; www.bushells.com

WINKWORTH DULWICH

LETTINGS MANAGER: Gemma Hinton

COMPANY PROFILE: Celebrated its 175th birthday, with over 80 offices, combining local knowledge with our strong management department to offer a bespoke service.

TYPICAL PROPERTY: From one-bed flats to large family houses.

TIPS TO TENANT: Be prepared to act fast as properties here rent quickly.

TIPS TO LANDLORD: Make your property competitive by presenting it well.

MARKET COMMENT: East Dulwich is hugely popular with both young professionals looking for one and two-bedroom flats and young families looking to move to the area for the schools and easy access to central London.

97 Lordship Lane SE22 8HU; 020 8299 2722
dulwich@winkworth.co.uk; www.winkworth.co.uk

YOUR MOVE

AREA DIRECTOR FOR SOUTH-EAST LONDON AND NORTH KENT : Ryan Oliver

COMPANY PROFILE: Your Move is a multi-award winning estate agent, providing a first class service to our customers.

TYPICAL PROPERTY: Apartments for first-time buyers and family homes.

TIPS TO BUYER: If you are friendly to the seller then you are more likely to be remembered and have an offer accepted.

TIPS TO SELLER: Improve the amount of light coming in by using skylights, patio doors, solar tubes or even glass floors. A conservatory can provide an extra 4% to 5% value to a property.

MARKET COMMENT: More lenders are entering the buy-to-let market and existing lenders are cutting rates. There are now 206 mortgages for buy-to-let landlords, compared to 89 one year ago.

163 New Cross Road SE14 5DG; 020 7639 1103
ryan.oliver@your-move.co.uk; www.your-move.co.uk

EATON GREEN

LETTINGS MANAGER: Mete Enver

COMPANY PROFILE: Eaton Green is emerging as one of the most dynamic businesses in its sector, with a comprehensive service, including buying and selling property, commercial investments, conveyancing and mortgages.

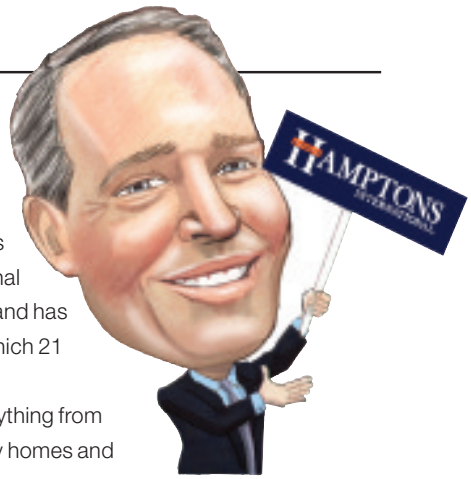
TYPICAL PROPERTY: Leaseholds, freeholds and commercial.

TIPS TO TENANT: The rental market can change rapidly – do your research before looking for a new place.

TIPS TO LANDLORDS: Location, location, location: buy a property close to transport and shops. Tenants demand convenience.

MARKET COMMENT: Times are hard, especially for first-time buyers. The rental market consequently has remained strong with clients opting for long-term lets at a pretty steady rental rate.

112 Eaton Hill SE5 8RX; 020 7978 8668; www.eatongreen.com



HAMPTONS

DULWICH SALES: Sean Williams

COMPANY PROFILE: Established over 140 years ago, Hamptons International is owned by Countrywide and has 85 offices worldwide, of which 21 are located in London.

TYPICAL PROPERTY: Anything from studios to family or country homes and international properties.

TIPS FOR SELLERS: Come and visit us to sell or let your property.

TIPS FOR BUYERS: With more property available in London now than in the last year, buyers have a choice at competitive prices.

MARKET COMMENT: As predicted back in July 2010, the property market has had a price correction. However, prime locations within Dulwich Village remain very popular with buyers who are willing to pay close to and in some cases above asking prices. The end of 2010 saw fantastic sales figures which all bode well for 2011.

12 Red Post Hill SE21 7BX; 020 7738 7622; www.hamptons.co.uk

WINKWORTH DULWICH

SALES MANAGER Oliver Burgess

COMPANY PROFILE: We have just celebrated our 175th birthday, with over 80 offices. We combine a strong brand with local knowledge and our strong management department offers a bespoke service to suit all landlords.

TYPICAL PROPERTY: From one-bed flats to large family houses

TIPS TO TENANT: Be prepared to act fast as properties here rent quickly.

TIPS TO LANDLORD: Make your property competitive by presenting it well.

MARKET COMMENT: East Dulwich generally bucked the 2010 trend with buyers continued to seek out property. In-depth local knowledge and persistence are key factors in making sure that these buyers have the confidence to buy in the area.

97 Lordship Lane SE22 8HU; 020 8299 2722
dulwich@winkworth.co.uk; www.winkworth.co.uk

WINKWORTH CRYSTAL PALACE

DIRECTOR: Stine Hoseth

COMPANY PROFILE: Winkworth, established in 1835, has a pre-eminent position in London's mid-to-upper residential markets.

TYPICAL PROPERTY: Garden flats from £250,000 to £350,000 and family houses from £400,000 to £900,000.

TIPS TO SELLER: Presentation is key. De-clutter the property, clean the windows and repaint the front door.

TIPS TO BUYER: The mortgage lenders are operating with strict lending criteria so it's crucial to have ones finances in place.

MARKET COMMENT: The last four months of 2010 was largely dominated by a strong lettings market and a soft sales market due to tighter lending criteria.

45-47 Westow Hill SE19 1TS; 020 8655 9530
crystalpalace@winkworth.co.uk; www.winkworth.co.uk

Dome Hill Park SE26 **£699,950**
This detached Swedish designed house is nestled at the end of a leafy cul-de-sac. With four bedrooms, a study and good entertaining space this chain free house is a must see.

Kent House Road BR3 **£599,950**
This semi detached house has an impressive 31 foot double reception room with a stunning 182 foot south west facing garden. In addition there is also a heated outdoor pool.

Belvedere Road SE19 **£795,000**
A rare opportunity to buy an unmodernised double fronted semi detached Victorian property in one of Crystal Palace's most sought after residential roads. Currently two flats.

Chatsworth WaySE27 **£925,000**
An Edwardian house with a loft extension offering 7 bedrooms in total. Its end of terrace position allows for a larger than normal garden complete with garage.

Dulwich Office
Sales 020 7738 7622
dulwich@hamptons-int.com

Beyond your expectations
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HAMPTONS INTERNATIONAL

Estate Agent of the Year.

Hamptons International has taken home the *Best for Innovation* award at the 2010 Estate Agency of the Year Awards in association with The Sunday Times and The Times, recognising the importance of the Hamptons International app for iPhone and iPad. Call us to find out how our innovative marketing can help you.

GOLD ESTATE AGENCY *of the* YEAR 2010 THE SUNDAY TIMES THE TIMES

Idmiston Road SE27 **£1,135,000**
A beautifully refurbished Victorian family house with a modern rear extension leading to a 91 foot garden. A must see for families moving into the Dulwich area.

Ferndene Road SE24 **£824,995**
This great family house overlooks Ruskin Park and is ideal for children with its own Playground. The loft has been extended and offers two further rooms for a growing family

Crystal Palace Road SE22 **Short Let £1300 pw**
An extremely well presented, spacious family house boasting a modern eat in kitchen, large reception room, recently refurbished throughout.

Hindmans Road SE22 **£1750 per month**
A lovely two bedroom house situated in the extremely popular East Dulwich area with a spacious eat in kitchen a charming patio garden.

Kingsmead Road SW2 **£2800 per month**
A wonderfully presented family house with great entertaining space and private rear garden only moments from local amenities and transport links.

Upland Road SE22 **£3350 per month**
This fantastic family house offers a great amount of living space including a large reception room, eat in kitchen and impressive 90 foot garden.

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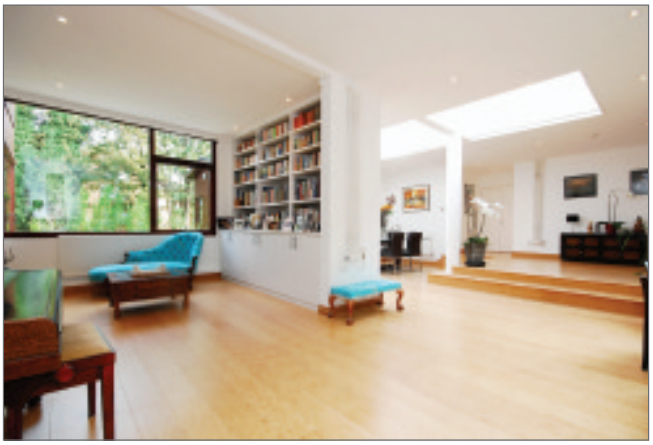
HAMPTONS INTERNATIONAL

Benson Road SE23 **£4200 per month**
An exceptional 6 bedroom detached family house that has been renovated to a very



Dome Hill Park SE26 **£4333 per month**
A truly unique spacious, detached family house located in a quiet cul-de-sac a short walk

Truepenny's
PROPERTY CONSULTANTS

Woodwarde Road, SE22 £1,300,000 – Freehold

This five double bedroom semi detached house is a prime example of Edwardian architecture. Presented in pristine order throughout, original features have been restored, maintained and softened with tasteful modern-classic decor. Located near Court Lane Gate & Dulwich Library.

Barry Road, SE22 £999,950 – Freehold

A stunning 5 bedroom, 1930s detached house with a superb indoor and outdoor entertaining space and a separate self-contained annex that comes complete with own entrance. The property is located in a prominent position on Barry Road, and has been completely modernised and finished off to an extremely high standard.

Melbourne Grove, SE22 £699,950 – Freehold

Set within an idyllic residential road, this four double bedroom terraced home will enchant all who enter. The South-Westerly facing garden is accessible from the kitchen/diner and rear reception. Melbourne Grove is one of the most sought after roads in East Dulwich, offering an uncommon mix of quiet accommodation and close proximity to the high street and station.

Friern Road, SE22 £699,950 – Freehold

An imposing five bedroom Victorian semi-detached home located on a sought-after residential road. A natural five bedroom house with well proportioned rooms, it makes for an ideal family home. Located at the top of Friern Road, close to Dulwich Park, Goodrich school and St. Anthony's.

Oakhurst Grove, SE22 £670,000 – Freehold

This 1920's semi detached house offers an excess of 2000 sq feet in a central Dulwich location. In need of redecorating internally, this grand 6 bedroom property offers a double reception room, dining and kitchen area at the rear and a 17ft cellar.

Bovill Road, SE22 £670,000 – Freehold

A bay fronted, terraced Victorian house on a tree-lined residential road in Honor Oak Park. This 4 bedroom home offers spacious and expansive living accommodation, completely refurbished internally to create an impressive home that is ready to move into.

Piermont Road, SE22 £650,000 – Freehold

Within a picture perfect enclave, just off Piermont Green, a substantial five bedroom Victorian house is offering a convenient living environment with off street parking. Peckham Rye Park is just across the road, local schools and amenities all within easy reach along with excellent transport links to the City.

Upland Road, SE22 £630,000 – Freehold

This spacious, semi-detached, 4 bedroom home retains lots of its original features. The property has a double reception at the front and another at the rear that leads out onto an 80' (approx) rear garden. Located at the Dulwich Village end and close to Dulwich Park.

Dunstan's Road, SE22 £560,000 – Freehold

A delightful 3 bedroom Victorian home situated in a quiet residential location, on Dunstan's Road. The accommodation includes a large kitchen / diner, 2 reception rooms, 3 good sized bedrooms, a family bathroom and a large room in the loft.

Homes of Distinction

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The Ship House, SE15 **£2,600 PCM**

This stunning Grade II listed 4 bedroom, Georgian house in historic Southwark offering four floors of unique accommodation, stunning original features and wonderful south-facing patio garden with water feature. Ship House is well served by excellent public transportation links.

Eliot Park, SE13 **£1,300 PCM**

Beautifully presented and refurbished, this top floor two double bedroom conversion flat offers light and airy accommodation throughout. Positioned within this impressive detached Victorian property, the flat is conveniently located just a short walk from Lewisham station and DLR and from Blackheath.

Honor Oak Rise, SE23 **£1,850 PCM**

A wonderful three double bedroom apartment located within a gated development. The property comprises of an open plan kitchen, large lounge/diner, three double bedrooms and a fantastic bathroom suite. There is some private outside space and off street parking.

Lordship Lane, SE22 **£1,100 PCM**

A wonderful spacious apartment located centrally in the heart of East Dulwich. This first floor double bedroom flat comprises of a large open plan fitted kitchen/diner, three piece bathroom suite, and a good sized double bedroom. This property also benefits from a large patio. Situated in a great location, close to all amenities and transport links (5 minutes to East Dulwich train station).

Lordship Lane, SE22 **£1,100 PCM**

Fully refurbished to an immaculate standard, this two bedroom apartment comes with own private garden, a fully integrated kitchen, hardwood flooring in the living areas, carpeted bedrooms and a modern three piece bathroom suite. Situated in a great location, with excellent Transport links straight into London Bridge.

Linden Grove, SE15 **£1,050 PCM**

A newly refurbished two bedroom Victorian converted flat. This property comprises of: a spacious open plan living room, newly fitted kitchen, a three piece modern bathroom suite and two bedrooms. Located close to Nunhead BR station and all local amenities.

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www.bushells.com

Archdale Road, SE22 **£439,950**

Situated on a lovely residential Road in the heart of East Dulwich sits this lovely 2 bed Victorian house. Ideally located for all local shops and restaurants on Lordship Lane, plus a short stroll to East Dulwich station. Downstairs are 2 reception rooms and modern kitchen leading straight out to the garden. Upstairs 2 generous bedrooms and a large bathroom with a separate shower.

Dulwich & SE sales **020 8299 1722** dulwich@bushells.com

Landells Road, SE22 **£415,000**

Landells Road us located in Central East Dulwich just a short walk away from the hustle and bustle of Lordship Lane. These charming 2 bedroom houses come to the market infrequently and get snapped up very quickly as they make great starter homes for couples and young families.

Dulwich & SE sales **020 8299 1722** dulwich@bushells.com

Colyton Road, SE22 **£225,000**

A beautifully presented one bedroom conversion in a great location over-looking Peckham Rye Park and Common. On the first floor of a well maintained double fronted Victorian house, the property is light and airy throughout with large windows and high ceilings. The property has a lounge/ dining room, new kitchen, good size bathroom and a large double bedroom that overlooks the well-maintained communal garden. Share of freehold and chain free.

Dulwich & SE sales **020 8299 1722** dulwich@bushells.com

Lordship Lane, SE22 **£250,000**

A beautifully presented period conversion on the top floor of a four storey Victorian house. Light & Airy with sash windows & high ceilings throughout. This would make an ideal first time buy or rental investment.

Dulwich & SE sales **020 8299 1722** dulwich@bushells.com

Upland Road, SE22 **£ 545,000**

A fine example of a classic 3 Bedroom, Victorian mid terrace House on a very sought after road in central East Dulwich. The downstairs of the property has two reception rooms and a large kitchen/breakfast room plus cloakroom toilet and cellar. Upstairs there are 3 double bedrooms, a family bathroom and large loft.

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Friern Road, SE22 **£649,950**

Situated on a popular Residential Road in central East Dulwich within easy reach of sought after local schools, buses shops and restaurants. This charming 4 bed family home retains many original features including 2 stunning stained glass panel internal doors. Downstairs there are 2 reception rooms which are bright and spacious, a kitchen/ breakfast room plus a downstairs cloakroom and cellar. Chain free

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Upland Road, Se22 **£325,000**

A larger than average three bedroom flat on a lovely residential Road in East Dulwich. Arranged over two floors, the property is incredibly bright and airy and has three good sized bedrooms, a lovely modern bathroom, large kitchen/ breakfast room and a huge lounge to the front with two sash windows and an open fire.

Dulwich & SE sales **020 8299 1722** dulwich@bushells.com

Goodrich Road, SE22 **£429,950**

A lovely two bedroom house on a quiet residential road in East Dulwich. Within walking distance to the shops and bars of Lordship Lane, the property is light and airy throughout and has two double bedrooms, a large bathroom, through reception room and modern kitchen leading onto a good sized garden

Dulwich & SE sales **020 8299 1722** dulwich@bushells.com

Landells Road, SE22 **£380,000**

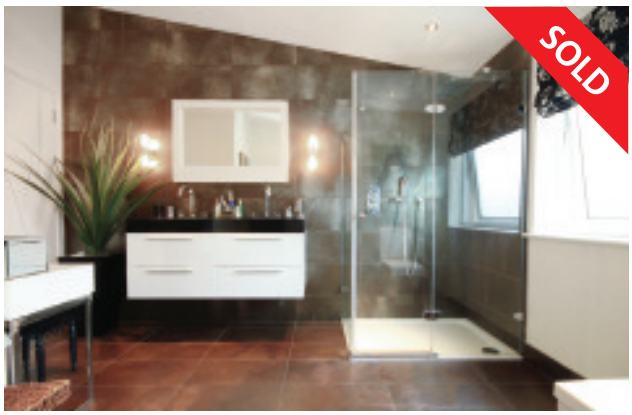
A lovely Victorian half house which has been extended to the ground floor to offer extra living accommodation. With period features and high ceilings, the property briefly comprises of a through reception room, lovely modern kitchen and bathroom, two double bedrooms and a good sized West facing garden. Just a short walk from East Dulwich BR and the shops and bars of Lordship Lane, early viewing is recommended.

Dulwich & SE sales **020 8299 1722** dulwich@bushells.com

Pellatt Road, SE22 **£499,995**

A lovely Victorian terraced house on a quiet residential Road in East Dulwich. Arranged over three floors, the property has three bedrooms, a family bathroom, a large through reception room and eat in kitchen leading out to a south facing paved garden.

Dulwich & SE sales **020 8299 1722** dulwich@bushells.com



Holmes Close, SE22 **£900,000**

Tucked behind electronic gates is this wonderfully stylish contemporary style home offering vast living space. The kitchen and bathroom are all of a very high standard including a 3inck thick oak worktop. Upstairs are 3 double bedrooms and 3 bathrooms 2 of which are en-suite. The master bedroom can only be described as stunning.

Dulwich & SE sales **020 8299 1722** dulwich@bushells.com

Melbourne Gr, SE22 **£750,000**

A great opportunity to acquire this fantastic semi-detached house on one of East Dulwich most premier roads. The property has many original features such as sash windows, fireplaces, cornicing and ceiling roses. Briefly comprising: Large double reception room, modern kitchen/family room with dining area, four bedrooms, two bathrooms and a good size west facing garden.

Dulwich & SE sales **020 8299 1722** dulwich@bushells.com

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Bellenden Road, SE15 **£231 pw**

A wonderfully large Victorian conversion flat situated on the ever popular Bellenden Road. Comprising of one double bedroom, spacious reception room and a modern kitchen/diner. Set in between Peckham Rye and East Dulwich BR stations.

Dulwich & SE lettings **020 8299 6066** dulwichlets@bushells.com

Dulwich Lawn Close, SE22 **£242 pw**

Benefiting its own entrance this beautifully presented ground floor maisonette comprises one double bedroom, reception room, modern kitchen, bathroom with power shower and is also close to East Dulwich BR station.

Dulwich & SE lettings **020 8299 6066** dulwichlets@bushells.com

Honor Oak Road, SE23 **£300 pw**

Bushells are delighted to offer this super stylish ground floor flat to the market. Boasting a fantastic 21ft reception room, one double bedroom, fully fitted kitchen and small patio garden. Rent includes Council Tax, Electricity and Water Rates.

Dulwich & SE lettings **020 8299 6066** dulwichlets@bushells.com

St Aidans Road, SE22 **£335 pw**

A spacious Victorian terrace house located in a quiet residential road. Comprising of two double bedrooms, a bright and spacious reception room with a separate dining room and a modern kitchen and bathroom. Also benefits from a private garden.

Dulwich & SE lettings **020 8299 6066** dulwichlets@bushells.com

Talbot Road, SE22 **£346 pw**

An immaculately presented three bedroom house within a quiet modern development in the heart of East Dulwich. Comprising of a large reception room, open plan dining room, modern kitchen and a superb rear garden.

Dulwich & SE lettings **020 8299 6066** dulwichlets@bushells.com

Amott Road, SE15 **£375 pw**

Set in an excellent location for transport links is this spacious Victorian terraced house. Comprising of three bedrooms, double reception room, four piece bathroom suite which includes a shower cubicle, kitchen diner and private garden.

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Derwent Grove, SE22 **£242 pw**

Bushells are delighted to offer this lovely conversion flat to the market. This property boasts one double bedroom, a bright reception room, a separate fully fitted kitchen and a modern three piece bathroom suite. Situated within minutes of East Dulwich BR station.

Dulwich & SE lettings **020 8299 6066** dulwichlets@bushells.com

Underhill Road, SE22 **£277 pw**

A well presented ground floor Victorian conversion flat situated on a residential street in the popular area of East Dulwich. Boasting two bedrooms, a spacious reception room, modern fitted kitchen and a pretty private garden.

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Nunhead Grove, SE15 **£300 pw**

A lovely Victorian cottage situated in a quiet residential road in the heart of Nunhead. Boasting two double bedrooms, modern dining room, spacious reception room, three piece bathroom suite and a private garden. Close to transport links and amenities.

Dulwich & SE lettings **020 8299 6066** dulwichlets@bushells.com

Acland Crescent, SE5 **£577 pw**

A charming semi detached house which offers two spacious reception rooms, four double bedrooms, modern fitted kitchen, two family sized bathrooms and two separate WC's. Added benefits are a pretty 60ft private garden and off street parking.

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SK Spencer Kennedy

Stradella Road SE24 £2,150,000 SOLD

Eynella Road SE22 £1,850,000

Carver Road SE24 £845,000

Eynella Road SE22 £1,550,000

2010 proved to be an extremely busy year. In the last few weeks 10 houses were sold and, impressively, two above asking price, with the rest within close range.

Clearly, we were absolutely delighted for our vendors and, encouragingly, the demand has not abated as Living South goes to print a few days before Christmas. To the contrary, we are experiencing a sizeable number of new buyers registering their details, and particularly those with a substantial budget and chain free.

Spencer Kennedy has been established as estate agents in Dulwich Village for 100 years and is recognised as the leading agents for the sale of fine properties in Dulwich Village and the surrounding areas. In 2010, our Dulwich Village office sold family homes between £350,000 and £2,500,000 – the majority being on prestigious, popular roads in the area.

In addition to the high number of people who visit our much-acclaimed website each day, our properties are listed on Rightmove, Findaproperty, Primelocation, Google's property portal, MailOnline, MailOnline on Sunday, Evening Standard, Homes and Property, Globrix, Fish4homes, Homes24, Mouseprice, Urbanmole, NetLettings and Moveto.

We have every reason to be optimistic as we go into the New Year and welcome anyone thinking of selling or buying to contact us to discuss their needs.

Residential Sales and Lettings

Spencer Kennedy

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Residential Sales and Lettings

The Longest Established Estate Agents in Dulwich Village

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Carver Road SE24 £755,000

Three bedroom semi detached house in an ideal location - this delightful Arts & Crafts property is absolutely charming with its light, open aspect and many attractive features.

Croxted Road SE24 £785,000

A delightful Victorian family home with five double bedrooms situated on a very popular road close to the Rosendale School and all the amenities of Herne Hill and Dulwich Village.

Lavengro Road SE27 £475,000

Beautifully presented this lovely three bedroom family home is well placed for the amenities of West Dulwich - and situated in a most convenient location in close proximity of Dulwich College.

Turney Road SE21 £850,000

A very attractive Victorian family home opposite the Dulwich Hamlet School with some lovely original features including wooden floors, fireplaces and coving. There are three double bedrooms and two reception room.

Martell Road SE21 £425,000

A lovely three bedroom family home in a convenient West Dulwich location. There is a pretty west facing rear garden and is within walking distance of West Dulwich and West Norwood railway stations.

Dulwich Wood Park SE19 £895,000

An impressive and most attractive completely refurbished family home spread over four floors in a convenient Dulwich location. Five bedrooms and five bathrooms.

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NEW HOMES FOR THE NEW YEAR

CAMBERWELL GROVE SE5 £1,425,000

Snap up a haute couture property in a delectable locale. Every extravagant modern convenience is at your fingertips, from the audio system to the integrated wine cooler.

ST GERMAN'S ROAD, SE23 £695,000

Bewitching, big and very beautiful 4 bed Victorian semi with 120ft garden, 1 bed studio, double depth garage, roof terrace, antique en suite, separate bathroom plus fluid living space.

HIGHSHORE ROAD SE15 £499,950

3 double bed beauty with entirely elegant past. Good bones, great garden and scope to create more room. All in a supremely smug location in the heart of the Holly Grove Conservation Area.

DOVEDALE RD SE22 £575,000

Sizable 3 bed semi on practically perfect patch on the Colyton Estate. 3 reception areas, large garden (about 60ft we're told), downstairs W.C, garage and OSP for a couple of cars.

COURTRAI RD SE23 £434,000

Immediately satisfying 3 bed home c.1928. Beyond the pretty frontage is a ready-to-go house with good sized rear garden. Courtrai Road is a charming tree-lined street close to schools, parks and shops.

UNDERHILL RD SE22 £375,000

Dignified 3 double bed garden apartment on a fancy street in East Dulwich. Big on proportions and strong on character, there is a summerhouse, side access, contemporary bathroom with wet area.

BARRY RD SE22 £339,950

Beefy 2 double bed Victorian garden flat on prime East Dulwich street. Sizzling proportions, huge cellar that's begging for a spice-up and your own chunky garden. Share of freehold.

VENNER RD SE26 £199,950

Tremendous 2 bed apartment over 2 floors of a yummy Victorian building. Contemporary fittings, bags of natural light and oodles of space too. To top it off, the location's a pretty road close to high street and trains.

SHARDELOES RD SE4 £275,000

Sexy additions are all over this 3 bed pad spread over the upper floors of this handsome Victorian terrace. Tempting interior, train-happy location and spanking new fit-out. No chain.

TRESCO RD SE15 £729,000

Foxy double-fronted four bedder on a terribly pretty street in Nunhead. An inspired interior that's regularly used for photography shoots, open fires, double reception plus kitchen/diner, luxury bathroom and separate shower room, downstairs W.C and very wide south-facing garden.

MUNDANIA RD SE23 £425,000

Devilishly handsome penthouse having tempting pleasures within; vaulted rooms and stained glass windows plus wholly virginal fittings. Cast over 2 floors are 2 double bedrooms with a study area to the lower hall, an Italian bespoke kitchen, turretted reception, 2 comely bathrooms and downstairs W.C.

Roy Brooks

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FELICITY, JAMIE, STACY, COLIN, JULIA, MEL, JANE, PETER, CHLOE, VIV *and introducing* SALLY

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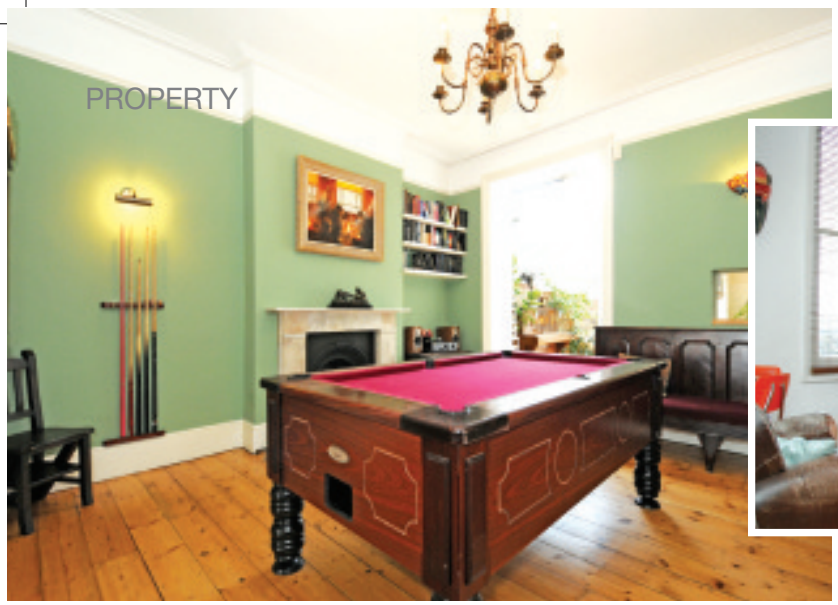

This three-storey, five-bedroom Edwardian house on Deronda Road SE24 features beautiful stripped-wooden flooring and a 50ft private garden with decked area. Situated within easy reach of the leafy, expansive Brockwell Park, it has two reception rooms, three bathrooms, a 20ft kitchen and breakfast room, a cellar and a study. Herne Hill and Tulse Hill stations are nearby for handy access to the City.

£849,950 from Kinleigh Folkard & Hayward on 020 8761 0900

John Smart Architects carved these flats on Rye Hill Park SE15 from a towering end-of-terrace a few years back. The kitchen is open to the reception and features stainless steel units. Floor-to-ceiling doors have been painted gallery grey and have oversized metal D handles for industrial chic and flooring consists of warm stripped wooden boards and cool grey rubber. Windows are sash throughout and ingenious storage systems have been created in halls and above door frames.

£269,950 from Roy Brooks on 020 8299 3021

Moving times

The area's best homes available to buy

Located on Hurst Street SE24, opposite Brockwell Lido, is this two double bedroom Victorian maisonette. Arranged over the top two floors of an attractive period house, the property features a double reception room, stylish fitted kitchen, spacious bathroom and south-facing garden. Herne Hill station is only minutes away, as are the amenities of Herne Hill village.

£385,000 from Oliver Burn on 020 7274 3333

Located on one of the most desirable roads in Crystal Palace, Fox Hill, is this substantial, elegant Victorian semi-detached residence. The property requires full renovation over all five floors but oozes potential. There are period features throughout, off-street parking, a vast rear garden and views over a small park to the front. Fox Hill is only moments away from the vibrant Crystal Palace Triangle.

£900,000 from Winkworth on 020 8655 9530

This Victorian terraced house on Jennings Road SE22 is full of period features, including original ornamental cast iron fireplaces in every room. The lounge has wooden flooring throughout and original sash windows with gorgeous wooden shutters, and the open-plan kitchen/diner boasts a modern centre island with stainless steel cooker hood. Outside is a private south-facing patio garden and all the amenities of Lordship Lane are a five-minute walk away.

£415,000 from Property In on 020 8693 8000

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CANCER RESEARCH UK

Dulwich Wood Park, SE19

5 bedrooms, 6th bedroom/study, 6 bathrooms, 2 reception rooms, kitchen, family room, 90' garden, OSP.

Dulwich Village 020 8299 0922 **£895,000**

Dome Hill Park, SE26

4 bedrooms, 2 bathrooms, lounge/dining room, kitchen/breakfast room, study, integral garage, drive, front & rear gardens.

Dulwich Village 020 8299 0922 **£699,950**

Milton Road, SE24

Terraced house, 4 double bedrooms, 2 receptions, 2 bathrooms, study

Herne Hill 020 7738 5926 **£750,000**

Gubyon Avenue, SE24

2 bedrooms, reception, kitchen, bathroom, cellar, rear garden.

Herne Hill 020 7738 5926 **£385,000**

Crystal Palace	Dulwich Village	East Dulwich	Forest Hill	Herne Hill	Park Hill
020 8670 7160	020 8299 0922	020 8299 3721	020 8314 4070	020 7738 5926	020 8680 2422

Camberwell Grove, SE5

4/5 bedrooms, 2/3 receptions, 2 bathrooms, kitchen/ breakfast room, rear garden, Georgian style double fronted house.

East Dulwich 020 8299 3721 **£1,100,000**

Canonbie Road, SE23

5 bedrooms, 3 reception rooms, kitchen/breakfast room, en-suite, bathroom, panoramic views, period features, terraced house.

Forest Hill 020 8314 4070 **£725,000**

Cypress Road, SE25

Semi-detached, 3 bedrooms, lounge, dining room, garage, gardens.

Crystal Palace 020 8670 7160 **£435,000**

Barry Road, SE22

A selection of contemporary 4 bedroom houses with generous outdoor space.

East Dulwich 020 8299 3721 **£545,000 - £599,950**

Thurlow Park Road, SE21

3/4 bedrooms, lounge/dining room, kitchen/breakfast room, cloakroom, bathroom, garage, 67' rear garden.

Dulwich Village 020 8299 0922 **£499,950**

Clive Road, SE21

3 bedrooms, double reception room, fitted kitchen, bathroom, separate w.c, 55' rear garden.

Dulwich Village 020 8299 0922 **£425,000**

Croxted Road, SE21

Grd flr apt, 2 bedrooms, reception room, kitchen/breakfast room, bathroom & rear garden.

Dulwich Village 020 8299 0922 **£370,000**

Dalkeith Road, SE21

Grd flr apt gross internal area 895 sq ft, 2 bedrooms, 2 reception rooms, re-fitted kitchen & bathroom, rear garden.

Dulwich Village 020 8299 0922 **£370,000**

Great Brownings, SE21

3 bedrooms, 2 bathrooms (1 en-suite), open-plan lounge/dining room, fitted kitchen, garage, recently refurbished.

Dulwich Village 020 8299 0922 **£369,950**

Broxholme Road, SE27

Spacious 1st flr apt 998 sq', 2 double bedrooms, lounge, 2nd reception room/bedroom 3, fitted kitchen, bathroom.

Dulwich Village 020 8299 0922 **£275,000**

Finsen Road, SE5

End of terrace house, 2 reception rooms, kitchen/breakfast room, 3 bedrooms, bathroom, rear garden

Herne Hill 020 7738 5926 **£499,950**

Ruskin Walk, SE24

2 reception rooms, kitchen/breakfast room, 3 bedrooms, bathroom, rear garden.

Herne Hill 020 7738 5926 **£729,950**

Frankfurt Road, SE24

3 double bedrooms, 2 reception rooms, bathroom, en-suite bathroom, separate w.c., kitchen/breakfast room.

Herne Hill 020 7738 5926 **£630,000**

Elmwood Road, SE24

5 bedrooms, 2 bathrooms, en-suite shower, reception room, dining room, kitchen/breakfast room, garden

Herne Hill 020 7738 5926 **£975,000**

Melford Road, SE22

4 bedrooms, lounge/dining room, kitchen, bathroom, 2 en-suites, gardens, off street parking.

East Dulwich 020 8299 3721 **£849,950**

Tell Grove, SE22

6 bedrooms, double reception, kitchen/breakfast room, bathroom, en-suite, rear garden, near sought after schools.

East Dulwich 020 8299 3721 **£775,000**

Crystal Palace	Dulwich Village	East Dulwich	Forest Hill	Herne Hill	Park Hill
020 8670 7160	020 8299 0922	020 8299 3721	020 8314 4070	020 7738 5926	020 8680 2422

Crystal Palace Road, SE22

3 bedrooms, double reception, kitchen, bath & shower room, loft room and garden.

East Dulwich 020 8299 3721 **£549,950**

Highshore Road, SE15

3 bedrooms, 2 receptions, kitchen/breakfast, bathroom, basement room/utility area, garden.

East Dulwich 020 8299 3721 **£499,995**

Mount Ash Road, SE26

2 bedrooms, 2 receptions, kitchen, bathroom, rear garden, cul-de-sac location, period terraced house.

Forest Hill 020 8314 4070 **£399,995**

Sunderland Road, SE23

2 bedrooms, open plan living/kitchen, bathroom, period first floor apartment.

Forest Hill 020 8314 4070 **£239,995**

Cranston Road, SE23

4 bedrooms, 2 receptions, kitchen/breakfast room, en-suite shower room, bathroom, rear garden, off street parking.

Forest Hill 020 8314 4070 **£470,000**

Codrington Hill, SE23

3 bedrooms, 2 receptions, kitchen, bathroom, south facing tiered garden, end of terrace house.

Forest Hill 020 8314 4070 **£435,000**

Camden Hill Road, SE19

3 bedrooms, lounge, dining room, newly decorated

Crystal Palace 020 8670 7160 **£320,000**

Stratos Heights, SE19

2 double bedrooms, en-suite, allocated parking, gardens, central location

Crystal Palace 020 8670 7160 **£310,000**

Gipsy Hill, SE19

Period conversion, reception, bedroom, kitchen, private garden, sought after location

Crystal Palace 020 8670 7160 **£199,995**

Bedwardine Road, SE19

2 double bedrooms, kitchen, reception, private garden, double glazed

Crystal Palace 020 8670 7160 **£200,000**

Dulwich Wood Park, SE19

Impressive Victorian property newly converted into eight luxurious apartments with new 125 year leases.

Dulwich Village 020 8299 0922 **£250,000-£325,000**

Church Road, SE19

One and two bedroom, two bathrooms apartments situated in the heart of Crystal Palace

Crystal Palace 020 8670 7160 **£200,000-£265,000**

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Hamilton Road, SE27

A modern 3 bedroom house, 2 reception rooms, re-fitted kitchen, bathroom, rear garden.

Dulwich Village 020 8299 0922 **£284,950**

Clive Road, SE21

3 storey townhouse, 4 bedrooms, lounge, kitchen/breakfast room, bathroom, rear garden.

Dulwich Village 020 8299 0922 **£345,000**

Wolfington Road, SE27

5 bedrooms, 2 bathrooms, 2 reception rooms, kitchen/breakfast, loft room & landscaped rear garden.

Dulwich Village 020 8299 0922 **£499,999**

Boxall Road, SE21

Very stylish 2 bedroom cottage in central Dulwich Village

Dulwich Village 020 8299 9190 **£1800 pcm**

Wyneham Road, SE24

1 reception room, 2 bedrooms, Rear garden

Herne Hill 020 7738 5926 **£450,000**

Elmwood Road, SE24

2 bedrooms, reception room, bathroom, kitchen

Herne Hill 020 7738 5926 **£369,950**

Hollingbourne Road, SE24

6 bedrooms, 2 bathrooms, 2 receptions kitchen/ breakfast room, utility room, cloakroom, garden.

Herne Hill 020 7738 5926 **£3,850 pcm**

St Aidans Road, SE22

3 bedrooms, double reception, kitchen, bathroom and rear garden.

East Dulwich 020 8299 3721 **£450,000**

Rockell Place, SE22

3 bedrooms, living/dining rooms, kitchen, conservatory, bathroom, rear garden.

East Dulwich 020 8299 3721 **£375,000**

Harlescott Road, SE15

3 bedrooms, 2 receptions, kitchen/dining room, utility room, bathroom, landscaped garden.

East Dulwich 020 8299 3721 **£2,100 pcm**

Panmure Road, SE26

2 bedrooms, lounge/dining room, kitchen, bathroom, ground floor, communal gardens.

Forest Hill 020 8314 4070 **£269,995**

Church Rise, SE23

3 bedrooms, 1 reception, kitchen/breakfast room, cellar, bathroom, garden, period features.

Forest Hill 020 8314 4070 **£330,000**

Fairlawn Park, SE26

3 bedrooms, 2 receptions, kitchen/breakfast room, bathroom, garden, furnished/part furnished.

Forest Hill 020 8314 4070 **£1,400 pcm**

Spa Hill, SE19

Bayfronted Victorian house, 4 bedrooms, reception, gallery kitchen, dining room, rear garden.

Crystal Palace 020 8670 7160 **£319,995**

Chevening Road, SE19

Semi-detached house, 3 bedrooms, rear garden, OSP.

Crystal Palace 020 8670 7160 **£469,950**

Thicket Road, SE20

Ground floor flat, communal gardens, 1 bedroom, gas central heating, OSP.

Crystal Palace 020 8670 7160 **£875 pcm**

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